



Church Street, Great Shelford, CB22 5EL

CHEFFINS

Church Street

Great Shelford,
CB22 5EL

An enchanting and most attractive Grade II listed end-of-terrace period cottage of immense charm and character, sympathetically improved but offering further potential with planning consent in place (ref. 22/00089/HFUL) for a single storey extension. The property also has the benefit of an enclosed rear garden and a further delightful and generous 'secret garden' accessed by a private path to the side.

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Guide Price £475,000





LOCATION

The property occupies a prominent position within this highly sought-after South Cambridgeshire village and is directly opposite the Church and within easy walking distance of a vast range of local amenities. Great Shelford also has its own main line station and is so well placed to access to the Addenbrookes Campus, Gog Magog Hills and Babraham Park and Ride, The village is also well placed for access to major routes, including the M11 motorway which links to the A14 and M25.

PRIVATE PATHWAY

to the side which leads to the two gardens of the property, one adjacent to the property and the other 'the secret garden' at the end of the path. The pathway also accesses a brick constructed garden store, and a bin store. No.s 15 and 17 enjoy a right of access to their gardens via the pathway but not through the gardens of No 19.

The garden which is immediately to the rear of the cottage is enclosed by wood panel fencing and is mainly laid to lawn with raised borders and mature shrubs and a garden storage shed and there is a small paved area immediately adjacent to the cottage.

The larger 'secret garden' is a delight and enjoys a very high degree of privacy and seclusion and is principally laid to lawn with a great variety of mature shrubs, bushes, trees and well stocked borders around. There is a most attractive secluded paved terrace set in front of a wall with shrub covered pergola above and this overlooks the garden pond. In the furthest corner of the garden there is also a charming area ideal for al fresco dining and entertaining with a stunning view of the church tower in the distance. There is a generous timber deck adjacent to which is a TIMBER STUDIO/SUMMERHOUSE with glazed windows, water, light and power.

PRINCIPAL RECEPTION ROOM

which incorporates a most attractive fireplace with exposed brick chimney breast, natural wooden style flooring, door and staircase leading to the first floor, further built-in storage cupboard understairs. To the front of the property there are secondary double glazed sliding sash windows with fitted shelving beneath and there is an opening from the side of the room to:

KITCHENETTE

which incorporates an inset single drainer stainless steel sink with mixer tap and cupboards below, base unit to side comprising work surfaces with further cupboards below, integrated oven and 4 point induction hob with concealed extractor cooker hood above, wall storage cupboards to either side, natural wood style flooring, part ceramic tile walls, glazed window to rear and a glazed door leading to:

UTILITY ROOM

with a fitted worktop with space beneath for washing machine, further worktop with cupboard below and wall storage cupboards, coat hooks and natural wood style flooring, part glazed door to:

GROUND FLOOR BATHROOM

with bath, separate mixer taps and shower attachment, ceramic tiled walls around, vanity

style unit with wash hand basin and cupboard below, low level w.c., tiled floor and a vertical radiator/towel rail, glazed window to rear aspect, extractor fan.

ON THE FIRST FLOOR

LANDING/STUDY AREA

with secondary double glazed sliding sash windows to front aspect with wonderful views of the church, radiator, deep built-in wardrobe/storage cupboard, exposed beams, door to:

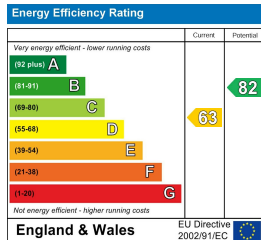
BEDROOM 1

with feature high semi-vaulted ceiling and exposed beams and timbers, secondary double glazed sliding sash windows to front aspect with wonderful views of the church, radiator.

BEDROOM 2

with radiator, sliding sash windows to rear aspect overlooking the rear gardens, exposed brick chimney breast and exposed beams and timbers, large built-in wardrobe/airing cupboard which also houses the wall mounted boiler.





Guide Price £475,000

Tenure - Freehold

Council Tax Band - D

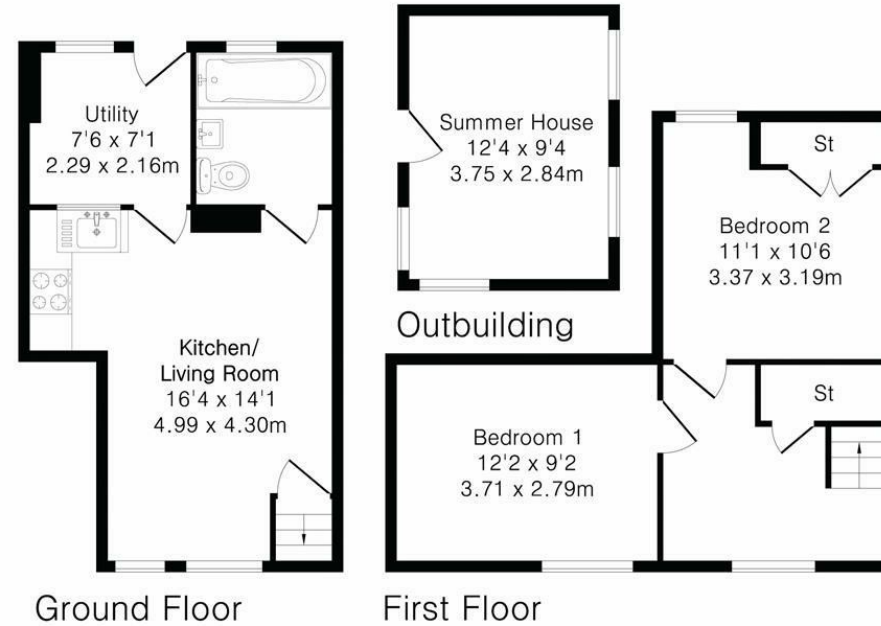
Local Authority - South Cambridgeshire

Approximate Gross Internal Area 627 sq ft - 58 sq m

Ground Floor Area 299 sq ft - 28 sq m

First Floor Area 328 sq ft - 30 sq m

Outbuilding Area 115 sq ft - 11 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.