



6 Marfleet Close, Great Shelford, Cambridgeshire,, CB22 5LA
Guide Price £1,500,000 Freehold



rah.co.uk
01223 800860

A SUBSTANTIAL DETACHED FAMILY RESIDENCE EXTENDING TO APPROXIMATELY 3,175 SQ FT. BEAUTIFULLY PRESENTED THROUGHOUT SET WITHIN A PRIVATE GARDEN OVERLOOKING FIELDS AND LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.

- 5/6 bed detached family residence
- 4 reception rooms plus study
- Refitted luxury en-suite bathroom
- Large kitchen breakfast room plus utility room
- Off road parking and double garage
- Private rear garden with views over countryside

This substantial and most impressive property was constructed by the highly reputable David Reed Homes in the 1990s and extends to approximately 3,175 sqft. The property is tucked away at the end of a quiet cul-de-sac shared with just seven other detached executive style houses. The current owner has made a number of improvements including replacement of internal doors to solid oak doors. Complete redecoration, refitting of the en-suite bathroom with a luxury suite plus the inclusion of a large picture window in the master bedroom taking full advantage of the views over paddocks and fields beyond.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation. Oak flooring with a cloakroom and w.c. and a study just off. There are four reception rooms including a sitting room, dining room, music room/bedroom 6 and a 28' x 18' family / games room. Adjacent to the music room / bedroom 6 is an en-suite shower room making this an ideal and versatile space for visiting relatives or indeed an au pair. The kitchen / breakfast room is fitted with solid oak cabinetry, granite working surfaces with matching island and Aga gas style range cooker with matching extractor hood over and an integral dishwasher. Just off the kitchen is an utility / boot room with matching cabinetry, space for the usual white goods, space for an American style fridge/freezer and a wall mounted gas fired central heating boiler plus door to both garden and garage.

Upstairs off the galleried landing there is a family bathroom, five good sized bedrooms including the large master suite with bespoke glass fronted wardrobe cupboards and a luxury re-fitted en-suite bathroom with walk-in shower, free standing bath, his and hers wash hand basins and attractive wall and floor tiles.

Outside the property is approached via a block paved driveway with electric gates to a parking area for at least four cars and a double garage with two electric up-and-over doors, power and light connected with door through to the utility room. Gated access on both sides of the property leads to the rear garden, which is laid mainly to lawn with flower and shrub borders and beds, a generous paved patio, part of which is covered by a permanent glazed veranda and a small orchard area. A further decked terrace towards the rear of the garden which enjoys lovely views over the horse paddocks and farmland beyond.

Location

Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, marvellous deli and the Health Centre in Ashen Green. The mainline station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11. There is a Church of England Infant and Junior School in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital is also within easy reach and Stansted Airport is within half an hour's drive (via M11).

Agent's Note

The property is subject to covenants with St John's college and 7 Marfleet Close. Permission must be sought from both of them for exterior alterations. The covenant with 7 Marfleet Close also includes a requirement to contribute to the upkeep of the shared access road/driveway.

The upkeep costs of the shared access road/driveway are shared equally between this property and its two immediate neighbours. In our experience this has amounted to ~£200 whenever the access road is cleaned (which is not every year).

Tenure

Freehold

Services

All mains services are connected.

Statutory Authorities

South Cambridgeshire District Council
Council Tax Band - G

Fixtures and Fittings

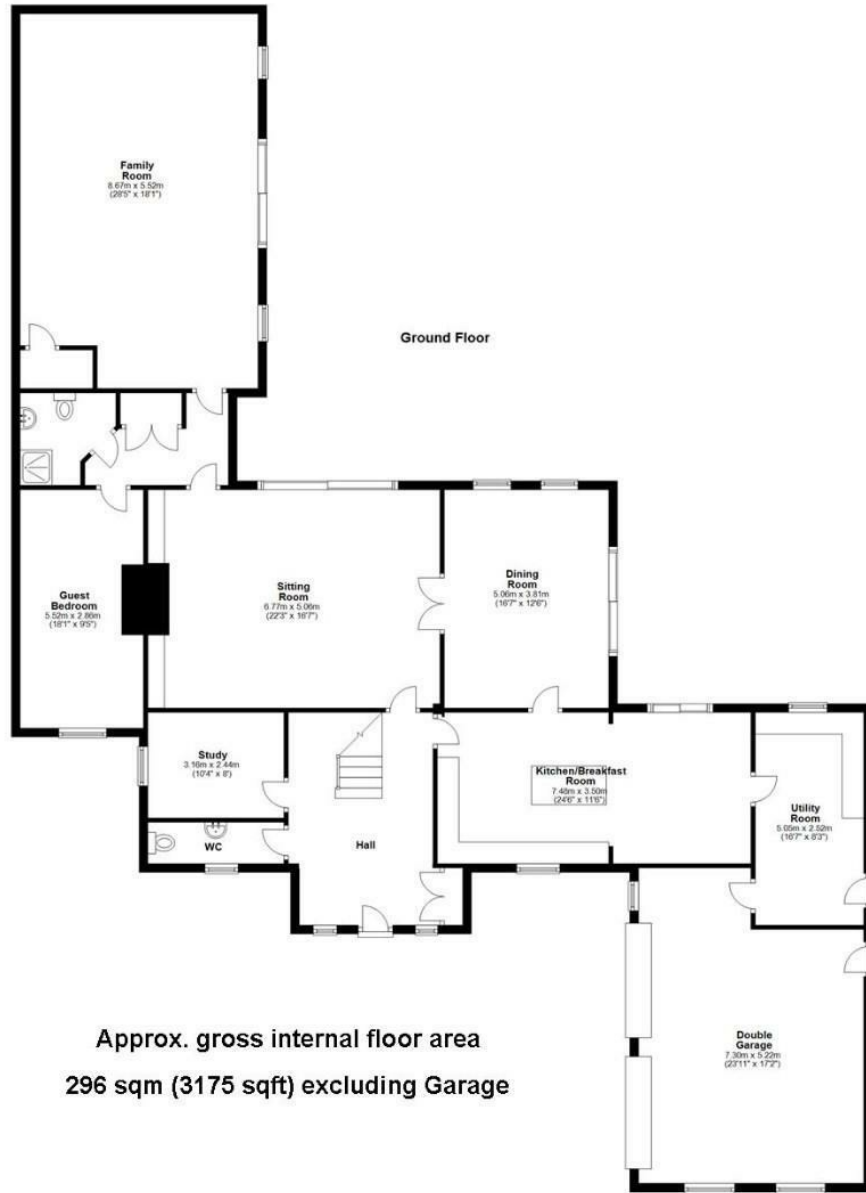
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area
296 sqm (3175 sqft) excluding Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	80
	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



