



1 Ashen Green, Great Shelford, Cambridge, CB22 5EY  
Guide Price £925,000 Freehold



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**AN ESTABLISHED, DETACHED FAMILY RESIDENCE EXTENDED AND MUCH IMPROVED, SET WITHIN A MATURE WALLED GARDEN LOCATED IN THE HEART OF GREAT SHELFORD.**

- 5 Bedroom detached house of 2225 sqft
- 3 bathrooms including refitted ground floor wet room
- Refitted kitchen / breakfast room plus utility room
- 3 reception rooms plus office / playroom
- Off road parking and double garage
- Private walled rear garden
- Chain free

The property is located conveniently within this well served and highly sought-after village. Constructed originally in the 1970s, the current owners in their tenure have enlarged the property and improved and updated periodically.

The accommodation comprises a large welcoming reception hall with stairs to the first floor accommodation and a refitted wet room just off. There are four reception rooms including a large sitting room, dining room, office / playroom and a garden room. The side extension now accommodates a refitted kitchen, which is fitted with attractive cabinetry, ample stone work surfaces with central island with a matching utility room off and a separate breakfast room.

Upstairs there are five bedrooms, an ensuite shower room to the master bedroom, a family bathroom and a separate w.c.

Outside, a block paved driveway provides parking for up to four cars and leads to a double garage with an electric up-and-over door, power and light connected. Gated access leads to the side, paved garden, which accommodates a large timber shed and greenhouse. The rear garden is laid mainly to lawn with well-stocked flower and shrub borders and beds, a paved patio area and mature trees and shrubs and all is enclosed by walling and enjoys good levels of privacy and seclusion.

**Location**

Great Shelford is a sought-after village just to the south east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - G

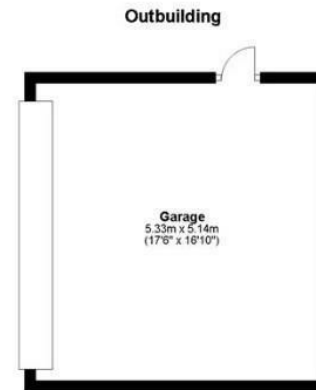
**Fixtures and Fittings**

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  
207 sqm (2225 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

