



4 Sladwell Close, Grantchester, Cambridge, CB3 9NP
Guide Price £695,000 Freehold



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AN EXTENDED AND FULLY REFURBISHED FOUR BEDROOMED TERRACED HOUSE FINISHED TO EXACTING STANDARDS AND BEAUTIFULLY PRESENTED, ENJOYING A QUIET CUL-DE-SAC POSITION, LOCATED WITHIN THE HIGHLY SOUGHT-AFTER VILLAGE OF GRANTCHESTER.

- Extended and fully refurbished 4 bedroom house
- Fabulous open plan kitchen / dining / family room
- Sitting room with woodburning stove
- Luxury ensuite shower room and family bathroom
- Landscaped rear garden and workshop
- Highly sought-after village location

The property enjoys a tranquil cul-de-sac position within the highly sought-after village of Grantchester. The current owners have transformed the property with a programme of expansion and full refurbishment, almost doubling its original footprint and all has been finished to the highest possible standard. The extension has been designed with the emphasis on space and light and this is afforded with vaulted ceilings incorporating skylights throughout.

The accommodation comprises a spacious entrance hall with vaulted ceiling, stairs to the first floor accommodation, cloakroom w.c and utility room just off. The sitting room is also part-vaulted, a cosy family space with woodburning stove. Particular attention is drawn to the most impressive open plan kitchen / dining / family room again with vaulted ceiling incorporating skylights and bi-fold doors that extend to almost the whole width of this room. The kitchen area is fitted with attractive contemporary cabinetry, ample quartz worksurfaces with an inset one and a half sink with mixer tap and bevelled drainer. There is a range of integral appliances including an induction hob, double oven and dishwasher with space for an American-style fridge-freezer. The beautiful porcelain flooring extends from the entrance hall through the kitchen and into the dining / family room with underfloor heating. The dining / family space boasts a woodburning stove and views over the garden.

Upstairs there are four bedrooms including the master with ensuite shower room and a luxury four-piece family bathroom including a contemporary freestanding bath tub.

Outside, there is a small lawned front garden with resident bay parking immediately in front. The rear garden has been designed with ease of maintenance in mind and is laid to high quality artificial turf, flower and shrub borders and an expansive porcelain patio with barbeque area, ideal for alfresco dining. To the rear of the garden, there is a generous cupboard porcelain terrace, ideal summer evening entertaining plus a large garden store / workshop and gated rear access.

Location

Grantchester lies close to the city in the valley of the River Cam and is separated from the city by Grantchester Meadows. The urban edge of the city at Newnham is less than a mile distant and the village is surrounded by open countryside across which there are some wonderful walks. Just 2 miles southwest of the University Centre, the village is one of the most sought-after areas around Cambridge and ideally placed for access to the main road network; the M11(Junction 12) and the A14 are both within just minutes' drive. Primary school education facilities are available in nearby Barton and secondary at Comberton Village College, while top-rated schools in Cambridge are within easy reach. There are also three well regarded Public Houses.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - C

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.





Ground Floor



First Floor



Approx. gross internal floor area 130 sqm (1400 sqft)

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	58	68
	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.



