



4 London Road, Great Shelford, Cambridge, CB22 5DD
Guide Price £995,000 Freehold



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A MOST ATTRACTIVE, INDIVIDUAL, FOUR BEDROOMED, DETACHED FAMILY HOME BEAUTIFULLY PRESENTED THROUGHOUT AND LOCATED RIGHT IN THE HEART OF GREAT SHELFORD.

- 4 bedroom detached house
- Well-equipped kitchen / breakfast room plus utility room
- 2 large reception rooms
- Ensuite to master bedroom
- Carport and garage with office over
- Ample off-road parking and secluded gardens

The property occupies a pleasant, leafy non-estate position set back and screened from the road with the mainline train station and thriving village centre all on the doorstep. The current owners constructed the property in 2010 to a spacious and carefully planned design with great emphasis on well-proportioned rooms bathed with natural light and all finished to exacting standards throughout.

The accommodation comprises, a spacious and welcoming reception hall with oak flooring in the immediate hallway area with stairs rising to the first floor accommodation, a large cupboard under and a cloakroom w.c. just off. There are two generous reception rooms including a triple aspect sitting room with a feature fireplace with inset, cast iron wood burning stove and a generously proportioned dining room. The kitchen / breakfast room is fitted with attractive solid oak cabinetry, Corian working surfaces with inset one and a half sink unit with mixer tap and drainer, splashbacks and a breakfast bar. There is a Belling range-style cooker with a stainless steel splash back and extractor hood over and an integral full-height fridge-freezer, a further under-counter freezer and dishwasher and all is complemented by porcelain flooring. Please note that the ground floor has underfloor heating throughout.

On the first floor, there are four good-sized bedrooms, two of which have fitted wardrobe cupboards. The master bedroom boasts an ensuite shower room and the other bedrooms are serviced by a well-equipped and luxurious family bathroom.

Outside, the property is set back from the road and screened by a mature yew hedge with an expansive gravelled driveway providing off-road parking for multiple vehicles. There is a cart lodge and garage. Within the garage there are stairs that lead up to a hobby room / home office above, power and light connected. Side access leads to the principle garden, which has been beautifully landscaped and laid to manicured lawns with well-stocked flower and shrub borders and beds and a decked terrace. A paved pathway leads to a further shaped Indian sandstone terrace with gravelled pathways, flower and shrub borders and a selection of trees and bushes. All is enclosed by hedging and enjoys excellent 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, the city and Addenbrooke's / Biomedical Campus are easily accessible. Of particular note is that the property is only one minute walk to station for frequent services to Cambridge and London Liverpool Street.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - F

Fixtures and Fittings

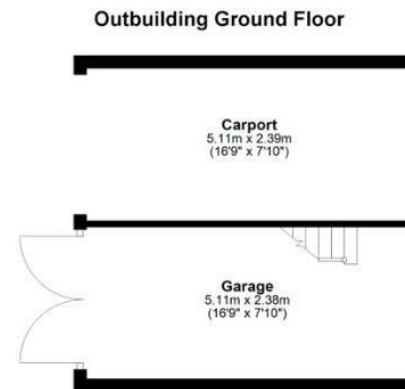
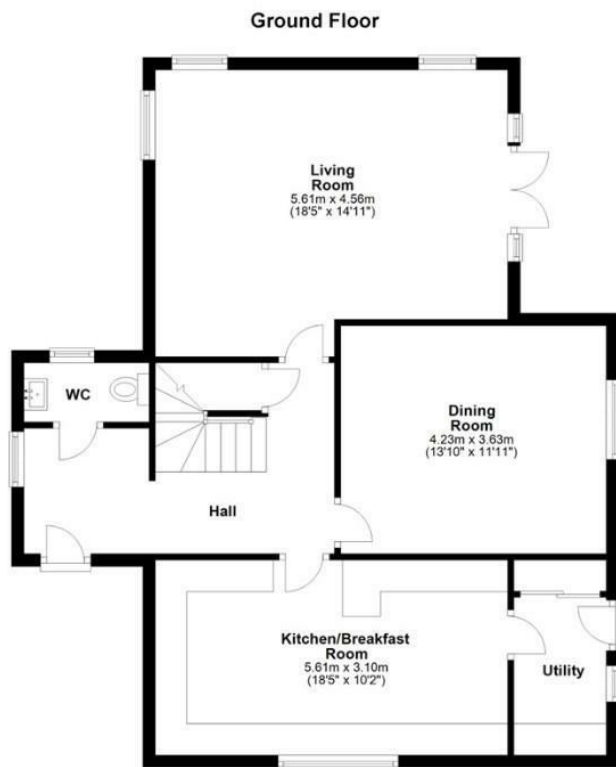
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

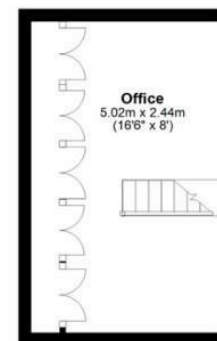
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Outbuilding First Floor



Approx. gross internal floor area 139 sqm (1500 sqft) excluding Outbuilding

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		79	
(69-80) C			
(55-68) D			
(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.



