



11 Bury Road, Stapleford, Cambridge, CB22 5BP  
Guide Price £400,000 Freehold



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**AN END-OF-TERRACE, PERIOD COTTAGE OF UNQUESTIONABLE CHARACTER AND CHARM, EXTREMELY WELL PRESENTED AND SET WITHIN A LARGE AND MATURE GARDEN OF APPROXIMATELY 150 FT IN LENGTH AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 2 bedroom, end-of-terrace cottage
- Sitting room with open fireplace
- Large kitchen / dining room
- Gas-fired central heating
- Off-road parking and 150ft rear garden
- Chain free

This beautiful period cottage sits at the end of a terrace of just three with off-road parking and a large mature rear garden. The property historically has been extended however, could be enlarged further subject to planning consents and offers great scope for sympathetic modernisation.

The accommodation comprises, a sitting room with open fireplace, exposed timber beams, deep fitted storage cupboard and fitted book shelving. The kitchen / dining room is a well-proportioned room overlooking the garden with stairs to the first floor and door to the side garden. The kitchen is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer, space for an electric cooker, fridge, freezer and washing machine.

Upstairs, off the landing is a storage cupboard housing a wall mounted gas-fired central heating boiler, two double bedrooms and a family bathroom.

Outside, the front garden is enclosed by walling. A gravelled driveway provides off-road parking with gated access to the rear garden, which measures approximately 150ft in length is laid mainly to lawn with flower and shrub borders, a paved patio, two timber sheds and there is gated access to the rear, which leads out to Sternes Way, which gives direct access to the local primary school.

**Location**

Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent Primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

Access from this home is very convenient either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

**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.

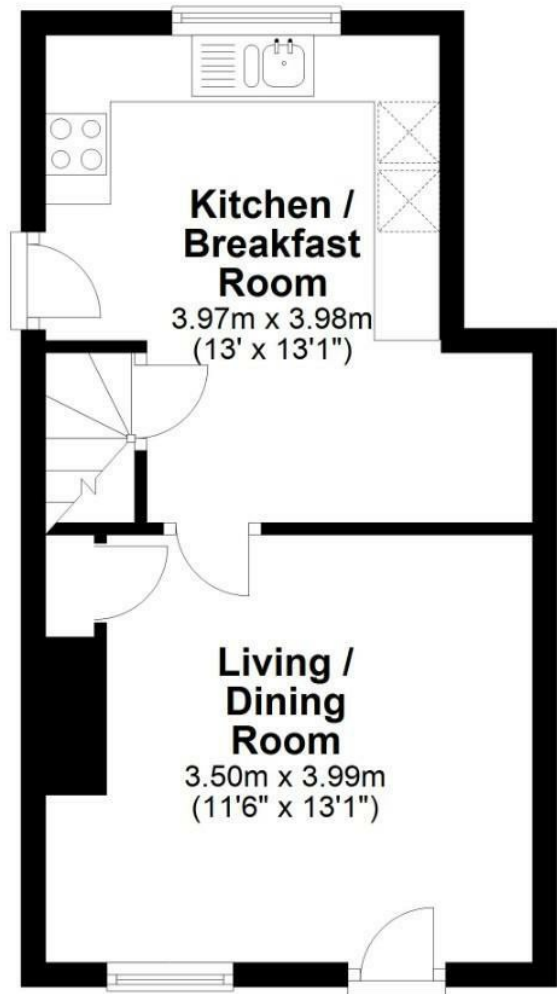
**Viewing**

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



## Ground Floor

Approx. 28.6 sq. metres (308.0 sq. feet)



**Kitchen /  
Breakfast  
Room**

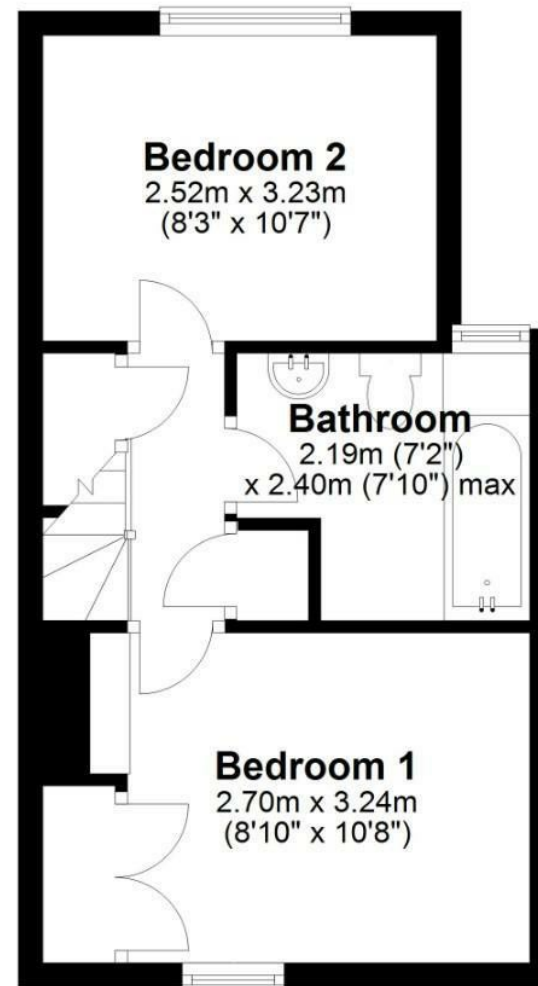
3.97m x 3.98m  
(13' x 13'1")

**Living /  
Dining  
Room**

3.50m x 3.99m  
(11'6" x 13'1")

## First Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



**Bedroom 2**  
2.52m x 3.23m  
(8'3" x 10'7")

**Bathroom**  
2.19m (7'2")  
x 2.40m (7'10") max

**Bedroom 1**  
2.70m x 3.24m  
(8'10" x 10'8")

Total area: approx. 56.8 sq. metres (611.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		62
(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	



