



10a Church Street, Great Shelford, Cambridge, CB22 5EL
Freehold



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AN OUTSTANDING SPACIOUS 'ARTS AND CRAFTS' STYLE FAMILY HOME WITH SECLUDED LANDSCAPED GARDENS OF ABOUT 0.66 ACRES IN THIS SOUGHT-AFTER CENTRAL VILLAGE LOCATION. OVERALL 5,145 SQFT WITH ADDITIONAL POOL HALL, DETACHED HOME OFFICE / STUDIO AND DOUBLE GARAGE.

- Reception hall • Cloakroom • Family room • Sitting room • Dining hall •
- Kitchen / breakfast room • Drawing room • Study • Utility room • Pantry / boot room • Pool hall with separate shower and pump room • On the first floor, 6 bedroom, 2 bathrooms and storeroom • On the second floor, 2 further bedrooms and shower room • Detached home office / studio • Double garage with workshop and storage • Landscaped gardens and grounds about 0.66 acres

A beautifully presented, privately situated, modern “arts and crafts style” family home, completed in 2003, built to an extremely high standard providing spacious and versatile accommodation on three floors of about 5,145 sqft.

On the ground floor is a spacious reception hall and five reception rooms, kitchen / breakfast room, cloakroom, utility room and pantry / boot room. There is a stunning pool hall with vaulted ceiling, a shower room and a pump room housing the ventilation system. On the first floor are six bedrooms and two spacious bathrooms with two further bedrooms and a shower room to the second floor.

There is an independent detached home office / studio with kitchenette, shower room and store. Additionally, there is a substantial double garage with a workshop and storage area over. The property sits facing east / west in the centre of its large mature plot with landscaped gardens on both sides.

The property is fitted to the highest standard and specification with gas fired heating to the main house, with an independent boiler for the pool hall. The annex has an electrical heating system.

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.

AGENT'S NOTE

Internal photos taken autumn 2023

TENURE

Freehold.
Please note that the property owns the driveway to the southern side, giving access from Church Street. The access over the driveway is shared with 10b and 10c Church Street.

SERVICES

Mains water, drainage and electricity are connected.

STATUTORY AUTHORITIES

South Cambridgeshire District Council

FIXTURES AND FITTINGS

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

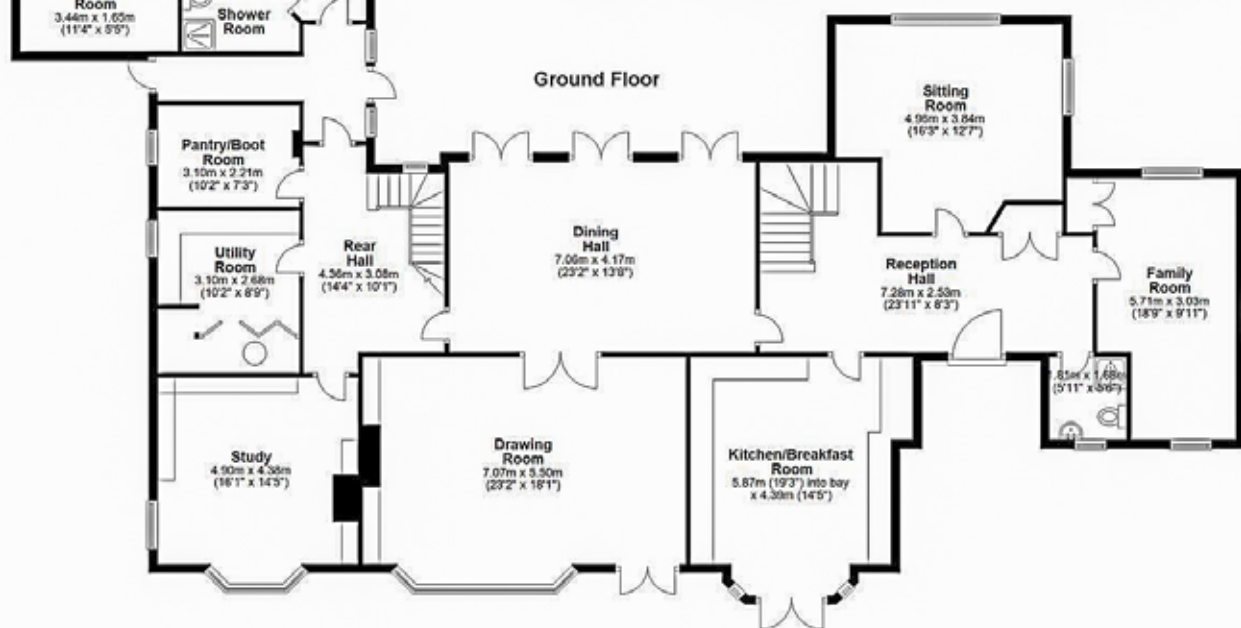
VIEWING

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

30 Wollards Lane, Great Shelford, Cambridge, CB22 5LZ T: 01223 800860

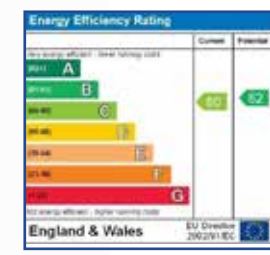




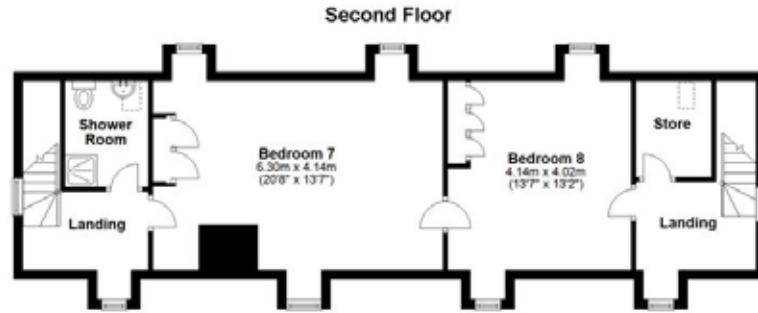


Approx gross internal floor area: 478 sqm (5145 sqft)
Excluding void over dining room

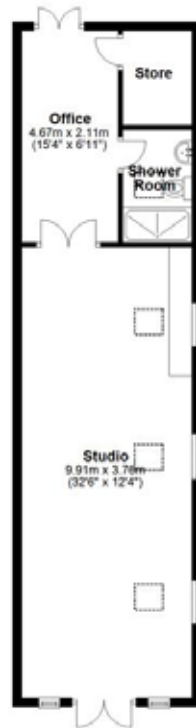
Pool Hall: 100 sqm (1076 sqft)
Home office / studio: 55 sqm (592 sqft)



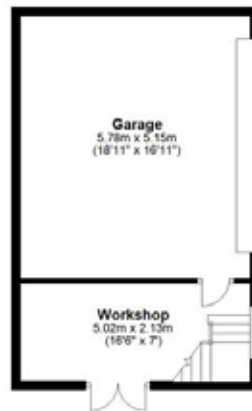
These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey,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



Home Office/Studio



Garage Ground Floor



Garage First Floor



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