



4 Mingle Lane, Great Shelford, Cambridge, CB22 5BG
Guide Price £1,175,000 Freehold



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A UNIQUE AND IMPOSING, DETACHED SINGLE STOREY RESIDENCE IN NEED OF REFURBISHMENT, OR OFFERING POTENTIAL FOR REDEVELOPMENT (STP), SET ON A GENEROUS PLOT EXTENDING TO AROUND 0.5 ACRES IN A HIGHLY REGARDED ROAD CLOSE TO A MAINLINE TRAIN STATION AND VILLAGE AMENITIES.

- Four double bedrooms including two ensembles
- 3 reception rooms to include a 30 ft x 21 ft sitting room
- 3 bath/shower rooms and separate cloakroom
- Detached single-storey property
- 2650 sqft internal accommodation
- Scope for extension (subject to planning)
- Mature south-facing gardens extending to around 0.5 acre
- Parking for several vehicles
- No onward chain
- EPC - D

Dating back to the 1950s, this detached residence has been in the same ownership for over 50 years and was last extended and modernised in the 1970s to the highest of standards. The property now offers exceptionally generous accommodation set across one floor extending to around 2650 sqft.

The accommodation comprises: Reception hall with door leading to the impressive 30ft x 21ft sitting room with feature fireplace and dual aspect picture windows and French doors offering views across the landscaped rear gardens. There is a separate 21ft x 12ft dining room also with views over the rear gardens, a family/games room and a fitted kitchen. The principal bedroom has fitted wardrobes and dual aspect windows/doors to the rear garden as well as an ensuite bathroom. Guest bedroom 2 has large, built-in bespoke wardrobes with a vanity unit and also an ensuite shower room. There are two further double bedrooms, a family bathroom and a separate shower room.

The property would benefit from general refurbishment throughout to maintain it as an exceptional family home or, alternatively, the site offers huge potential, subject to planning.

Outside, the property is set back from the road with an in-and-out driveway offering parking for numerous vehicles and leading to the covered car port. There is a wide gated vehicular side access leading to the generous, landscaped, south-facing and mature rear gardens. The property boasts an impressive patio and terrace area to the rear with ornamental pond. The gardens are laid mainly to lawn with a number of mature trees and planted beds that offer a good degree of privacy and are enclosed by fencing and an established hedgerow.

Overall the plot has a frontage of around 100ft and depth of around 220ft that extends to approximately half an acre.

Location

Mingle Lane is justifiably one of the villages most sought-after locations and No 4 is ideally placed within easy walking distance of all the excellent facilities this fine village possesses including its mainline (Liverpool Street) station. Great Shelford is just 4 miles south of Cambridge.

There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer and the Health Centre in Ashen Green.

The mainline station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11.

There is a Church of England Infant and Junior School in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital is also within easy reach and Stansted Airport is within half an hour's drive (via M11).

Agent's Note

There are signs of some settlement/movement within the property.

There is an historic covenant restricting the site to not more than one dwelling.

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.





Total area: approx. 246.2 sq. metres (2650.2 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		
(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		76	61
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.

