



19 Vine Close, Stapleford, CB22 5BZ
Guide Price £750,000 Freehold



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A SUBSTANTIAL, DETACHED FAMILY RESIDENCE OFFERING BRIGHT AND SPACIOUS ACCOMMODATION WITH GREAT SCOPE FOR FURTHER ENLARGEMENT AND IMPROVEMENT, ENJOYING A PEACEFUL CUL-DE-SAC LOCATION WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Detached four bedroom home • 4 bed, 1 bath, 2 recep • 1491 sqft / 138 sqm • Garage and driveway • Built in 1950 • Gas-fired central heating to radiators • EPC - D / 60 • Council Tax Band - F

The property occupies a central village location, ideally located for Stapleford Community Primary School with accommodation stretching to circa 1500 sqft, with ample scope for enlargement, subject to relevant permissions.

Upon entering the property via the porch, you are greeted by a large entrance hall, which opens out to all rooms on the ground floor and has a large storage cupboard with a rail for coats and a cloakroom w.c. The kitchen boasts both base and eye-level storage, an inset sink, electric fan oven, induction hob, with space for white goods. This leads into a utility room with further storage and space for a slimline dishwasher. There are two reception rooms, the first, a dining/family room and then a living room, which opens out to the garden via French doors.

The first floor comprises of four bedrooms, three of which are double bedrooms; bedroom two has built-in wardrobes and bedroom three has an ensuite w.c. The family bathroom hosts a four-piece suite as there are two further storage cupboards on the landing.

Outside, you have mature front and rear gardens. The rear is an enclosed, brick walled garden laid mostly to lawn, with access to the garage and driveway. At the front, the driveway offers off street parking for two cars plus a detached single garage.

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.

Agent's Note

Please note that these marketing photographs were taken in 2021.

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.





Total area: approx. 138.5 sq. metres (1491.3 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		75
(55-68)	D	60	
(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.

