



Tree Cottage 7 Bar Lane, Stapleford, CB22 5BJ  
Offers Over £675,000 Freehold

REDMAYNE  
ARNOLD  
& HARRIS

rah.co.uk  
01223 800860



**A DETACHED GRADE II LISTED PERIOD RESIDENCE WITH UNQUESTIONABLE CHARACTER AND CHARM SET WITHIN A PRETTY COTTAGE GARDEN AND ENJOYING A FINE CENTRE OF VILLAGE LOCATION.**

- Detached Grade II listed period cottage
- 1150 Sqft / 106 Sqm
- 3 beds, 1 bath, 2 recepts
- 0.05 acres
- On street parking
- Gas fired central heating to radiators
- Council tax band - D
- Sought after village location

Tree Cottage is a beautiful Grade II listed house boasting a fine centre-of-village location just a short walk from the highly thought of primary school and amenities. The current owners have greatly improved the property and taken great care to preserve much of its original character and charm., including features such as exposed timber beams and a stunning inglenook fireplace in the sitting room.

The accommodation comprises an entrance hall, which leads to a study area with stained glass window to rear aspect, a secondary staircase leading to the master bedroom. The dual aspect sitting room boasts an inglenook fireplace and exposed timbers, the bay window dining room has French doors out to the garden and the primary staircase to the first floor with quarry tile flooring. The kitchen has been re-fitted in recent times with solid oak cabinetry, granite working surfaces with a one and a half inset sink and drainer., five-ring gas hob, double oven, extractor, dishwasher and space for a fridge freezer and washing machine.

Upstairs, there are three bedrooms with a family bathroom, which boasts a roll top, claw foot bath. There are most impressive exposed timber beams throughout the entire cottage.

Outside, the side and rear garden are laid mainly to well maintained lawns with well-stocked flower and shrub borders and beds, a selection of both specimen and fruit bearing trees, mature bushes and a paved patio. There is a large timber shed/workshop with power and light connected, and all enjoys excellent levels of privacy and seclusion.

#### **Location**

Stapleford is a lovely village lying just four 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**

Mains services connected include: gas, electricity, water and mains drainage.

#### **Statutory Authorities**

South Cambridgeshire District Council.  
Council tax band - D

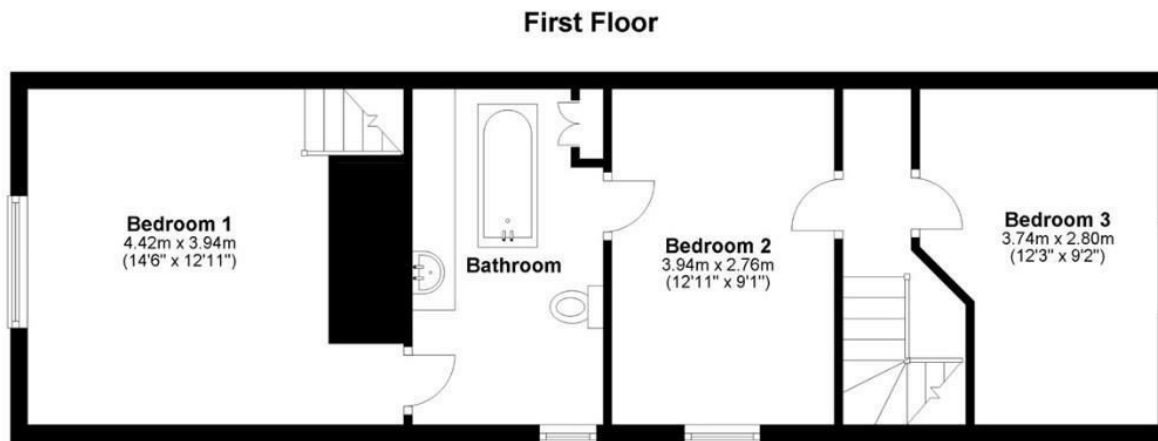
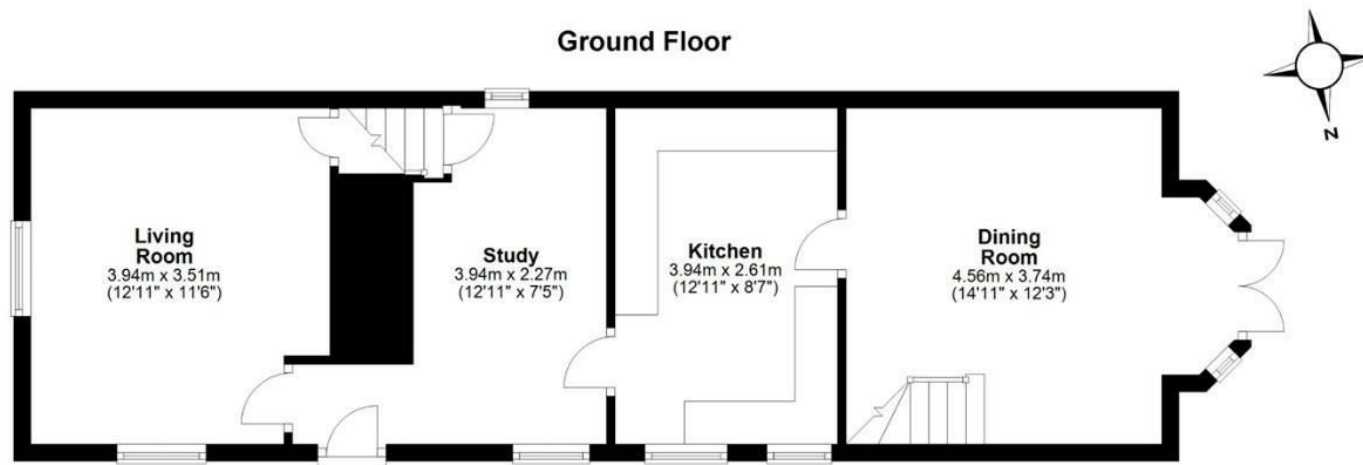
#### **Fixtures and Fittings**

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





**Approx. gross internal floor area 106 sqm (1150 sqft)**



