



14 High Street, Little Shelford, Cambridge, CB22 5ES  
Guide Price £1,350,000 Freehold



rah.co.uk  
01223 800860

**A SUBSTANTIAL MODERN DETACHED FAMILY HOME OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION INCLUDING THE POTENTIAL FOR SELF CONTAINED ACCOMMODATION WITH MATURE GARDENS AND LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE. NO ONWARD CHAIN**

- Detached home
- 5 beds, 3.5 baths, 2 recepts
- Fabulous open planned kitchen/breakfast family room
- Gas fired central heating to radiators
- Council tax band G
- 2171 Sqft
- 0.17 acres
- Garage and driveway
- EPC - C / 69
- Private rear garden

The property enjoys a fine centre of village position, set back from the road with ample off road parking, a garage and mature and private gardens. In recent times, the property has been extended and fully renovated and refurbished to a high standard, resulting in generously proportioned and beautifully presented accommodation.

The accommodation comprises an entrance hall, through to a welcoming reception hall with attractive parquet flooring, staircase to first floor accommodation and a cloakroom/WC just off. There are two generous reception rooms, both with parquet flooring, including the sitting room with a wood burning stove and a separate study. Particularly worthy of note is the open plan kitchen/dining family room space with under floor heating and a glazed rear elevation, much of which is bi-folding to encompass the rear garden with two Velux windows which allows this room to enjoy maximum natural light.

The kitchen is fitted with bespoke cabinetry including a matching dresser, pantry and larder cupboards, marble working surfaces with matching island, incorporating a breakfast bar. The kitchen is fully integrated with a range of quality appliances including an induction hob, double oven, extractor, dishwasher, drinks fridge and an American style fridge/freezer.

The family area, within this space, has a door also to the garden and a free standing contemporary wood burring stove. Just off is a handy utility room with space for the usual white goods. This entire space benefits from under floor heating.

Upstairs, there are four bedrooms and a family bathroom, which has both a shower cubicle and bath tub. The master bedroom has a vaulted ceiling with a glazed rear elevation with French doors to a Juliet balcony. There is a walk in closet and a luxury en suite shower room.

From the inner hallway, there is a secondary staircase which leads up to the fifth bedroom which also has en suite shower facilities.

Outside there is a expansive gravel driveway, accommodating several vehicles and leads to the garage with electric up and over door. Gated access leads to the stunning landscaped rear garden laid to shaped and well maintained lawns, well stocked flower and shrub borders and beds, a generous stone terrace which is ideal for alfresco dining. There is a wood chipped childs play area and a gas point for a BBQ area. All enjoy excellent levels of privacy and seclusion.

**Location**

Little Shelford is a delightful picturesque village situated about 5 miles to the south of Cambridge. The village has a range of facilities including, pub/restaurant, village hall and church. The adjoining village of Great Shelford (1 mile) provides a full range of local facilities including health centre, post office, butcher, baker and delicatessen, supermarkets and highly regarded local primary school.

Great Shelford station provides a regular service to Cambridge (10 minutes) and connects to Liverpool Street line to London (from 78 minutes). There is easy access to the City of Cambridge with to the southern side Addenbrooke's Hospital, new Biomedical Campus and many of the University Departments. Cambridge railway station and the M11 motorway are easily accessible. There is schooling in Great Shelford and in Sawston.

**Tenure**

Freehold

**Services**

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

**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. 201.8 sq. metres (2171.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



