



20 Church Street, Little Shelford, Cambridge, CB22 5HG  
Guide Price £995,000 Freehold



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**AN EXTENDED AND MUCH IMPROVED DETACHED FAMILY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT AND SET WITHIN A PRIVATE REAR GARDEN BACKING ONTO PADDOCKS, AND LOCATED CENTRALLY WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE**

- Detached
- 1614 Sqft / 150 Sqm
- 4 beds, 2 bath, 4 recepts
- 0.2 acres
- Built in 1965
- Off road parking and garage
- Gas fired central heating to radiators
- EPC - D / 62
- Council tax band - E

The property enjoys a fabulous centre of village location, set back from the road behind an attractive flint wall and backing onto paddocks with the primary school, church and village amenities all on the doorstep. The current owners have greatly enjoyed the home in their tenure and over the years have significantly enlarged it and made numerous improvements. The accommodation comprises an entrance porch which leads to a large reception hall with solid oak parquet flooring and stairs rising to the first floor accommodation with a cloakroom/WC just off.

There are three good sized reception rooms plus a study. The sitting room boasts a dual aspect with a feature fireplace, exposed brick chimney breast and access to the garden. The kitchen/breakfast room has recently been refitted with solid oak cabinetry from John Lewis kitchens and ample granite working surfaces with inset one and a half sink unit with mixer tap and bevelled drainer. There is an integrated under the counter fridge and freezer and an integral dishwasher, plus a wall mounted gas fired central heating boiler, and all is laid to Amtico flooring with a handy utility room just off.

Upstairs there is a spacious and light landing with four bedrooms off, an en suite shower room to the master and a luxurious refitted family bathroom. Outside, the generous driveway leads to the garage which has a new fully sealed and insulated set of locking double doors, power and light connected. There is gated access from the front to the rear garden. The garden enjoys a sunny southerly aspect, laid mainly to lawn with flower and shrub borders and beds, a selection of fruit bearing and specimen trees and bushes, generous paved patio, enclosed by fencing and overlooking paddocks to the rear.

**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, bank, butcher, baker and delicatessen, two supermarkets. 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 - E

**Fixtures and Fittings**

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

**Viewing**

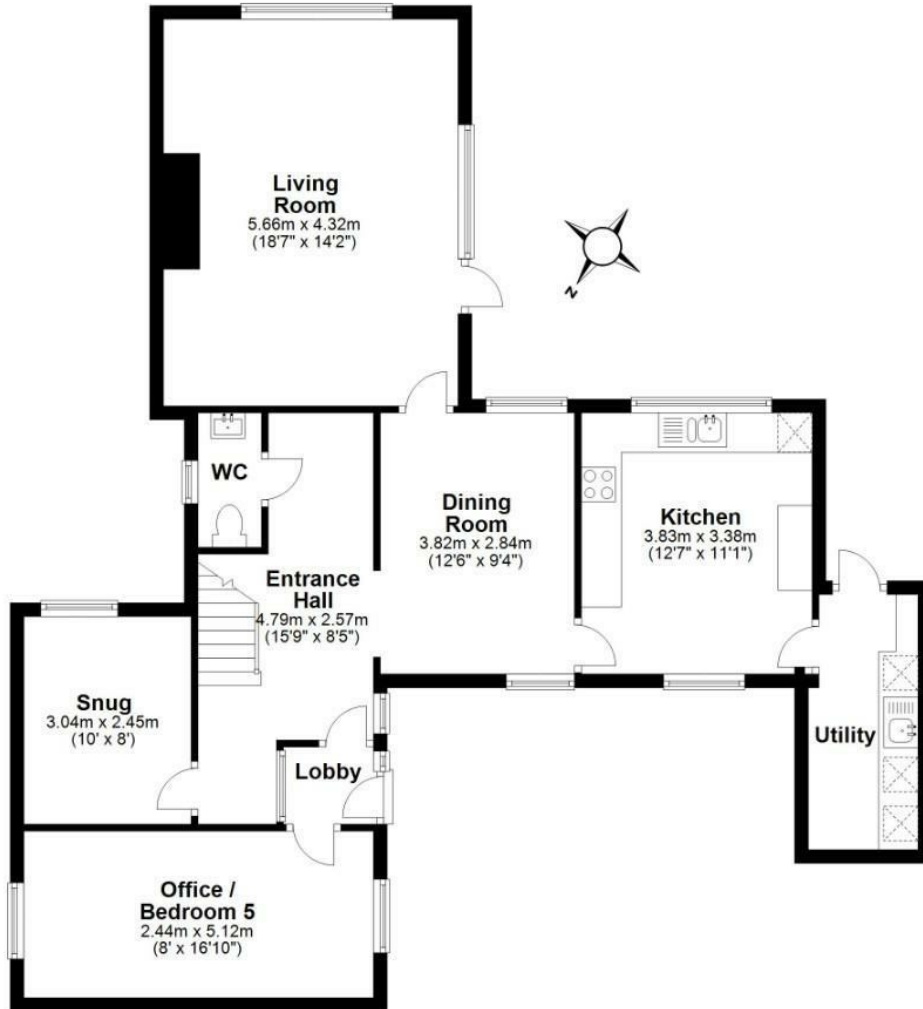
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





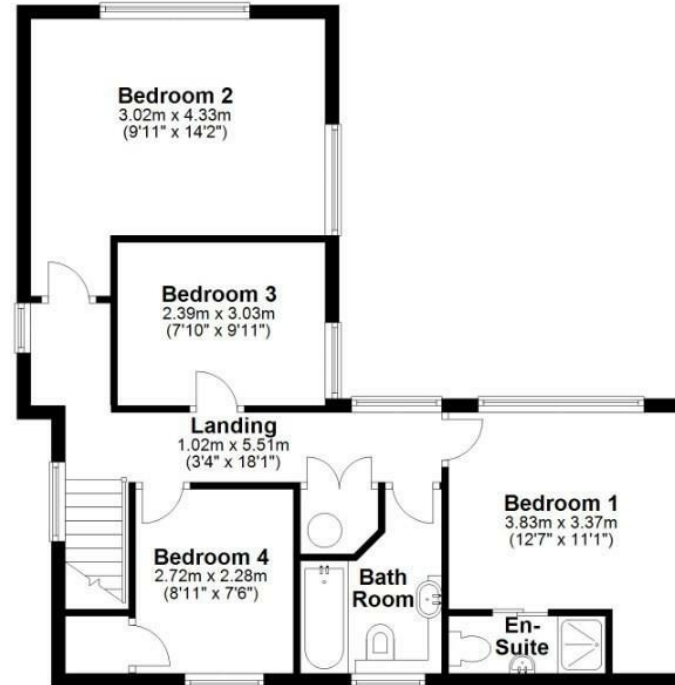
### Ground Floor

Approx. 91.5 sq. metres (984.7 sq. feet)



### First Floor

Approx. 58.5 sq. metres (629.9 sq. feet)



Total area: approx. 150.0 sq. metres (1614.7 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>			
(55-68) <b>D</b>		62	76
(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.



