



Marigold Cottage, 47 High Street, Little Shelford, Cambridge, CB22 5ES
Guide Price £575,000 Freehold



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**A CHARMING GRADE TWO LISTED COTTAGE, FULL OF CHARM AND CHARACTER
SITUATED IN THE HEART OF THIS HIGHLY SOUGHT AFTER VILLAGE.**

- Grade 2 listed cottage
- 2 beds, 1 bath, 2 recepts
- Built in the mid 19th century
- Gas fired central heating to radiators
- Council tax band - D
- 1050 Sqft / 98 Sqm
- 0.04 acres
- Driveway parking. rear vehicle and pedestrian access
- EPC - D
- Potential for extension (subject to planning)

Marigold Cottage is one of six grade two listed cottages constructed in the mid-19th Century, built of Clay Bat on brick foundation, under a pantile roof. The cottage has been beautifully and sympathetically extended and modernised throughout, with further potential to extend STP (subject to planning) and English Heritage approval, boasting well-proportioned accommodation with the added benefit of no onward chain.

Upon entering the property, you have a welcoming sitting room, with feature fireplace housing gas fire, with built in cabinets either side of the chimney breast, leading through to the dining room you have further identical cabinetry, stairs leading to the first floor, with office space underneath and access to the garden. The Kitchen/Breakfast room blends both modern open plan living, with period charm, the kitchen which has recently been refitted, boasts a range of base and eye level storage, integrated appliances which includes, ceramic hob with overhead extractor, electric fan ovens, dishwasher and fridge/freezer, with butler sink and mixer taps. The breakfast room, offers ample space for dining, flooded with natural light, with vaulted ceilings and double doors leading to the garden.

The first floor comprises of two good size double bedrooms, both boasting built in wardrobes, the family bathroom has been refitted with a luxury four-piece suite, with laminate flooring and tiled walls.

Outside, the gardens offers ease, laid patio throughout with raised beds, the property also has rear vehicle and pedestrian access, there is a further raised area of gardens used as vegetable garden, to the rear of the drive.

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

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 98 sqm (1050 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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.

