



55 High Street, Little Shelford, Cambridge, CB22 5ES
Offers Over £695,000 Freehold



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A HANDSOME BAY-FRONTED 1920'S SEMI-DETACHED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT, RETAINING MANY ORIGINAL FEATURES, SET WITHIN A MATURE GARDEN WITHIN THIS POPULAR VILLAGE LOCATION.

- Bay-fronted semi-detached house
- 3 beds, 2 bath, 3 recepts
- Off road parking, mature gardens
- Bay-windowed sitting room
- EPC - D
- 1125 Sqft / 106 Sqm
- Built in the 1920s
- Well equipped kitchen
- Newly built fully insulated studio in the garden
- Council tax band - D

The property occupies a wonderful, centre-of-village location with Great Shelford Primary School a short walk away and so conveniently place for the mainline train station, Addenbrooke's Medical Campus and Cambridge City centre. The property over the years, has been extended the rear with scope for further enlargement subject to planning consents and the current owner has reconfigured the ground floor to give a more open plan, family friendly feel.

The accommodation comprises an entrance porch to a welcoming reception hall with stairs to the first floor accommodation, cloakroom w.c. just off. The bay-windowed sitting room is a delightful space with a feature open fireplace, a bespoke fitted window seat and original dado and picture rails. The family room with bespoke fitted cupboards and book shelving opens to the dining / garden room to the rear and kitchen to the side. The kitchen area is fitted with attractive cabinetry, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer and a range of integral appliance s including a four-ring induction hob, double oven, extractor, under-counter fridge and freezer plus dishwasher and a wall-mounted, gas-fired central heating boiler. Off the dining room is a rear lobby / utility room with a door to the garden, fitted work surface with space below for the usual white goods.

Upstairs there are two large double bedrooms, both with original fireplaces and a good sized single room plus a refitted four-piece bathroom with a panelled bath and a walk-in shower.

Outside, there is a low maintenance walled front garden with a driveway. The rear garden is laid mainly to lawn with well stocked flower and shrub borders and beds, raised vegetable and herb garden, a generous paved terrace area, ideal for alfresco dining and a shed behind the new studio for storage . The newly built studio has it's own en suite bathroom and potential for kitchen. It is fully insulated, plastered with plumbing, electric, Wifi and could have multiple uses such as office, gym, additional TV room. All is enclosed by a combination of walling and fencing to provide good 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, 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 - D

Fixtures and Fittings

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

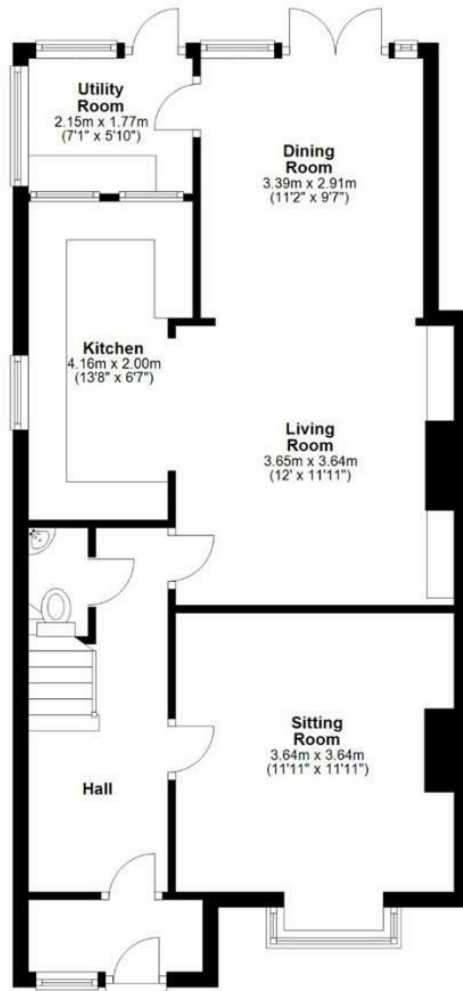
Viewing

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

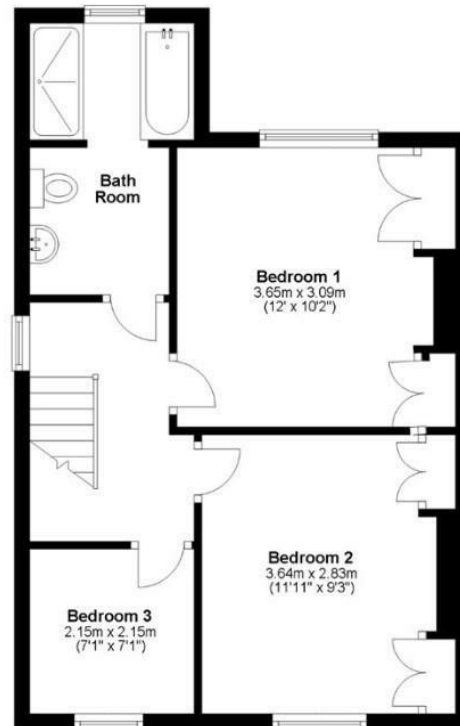




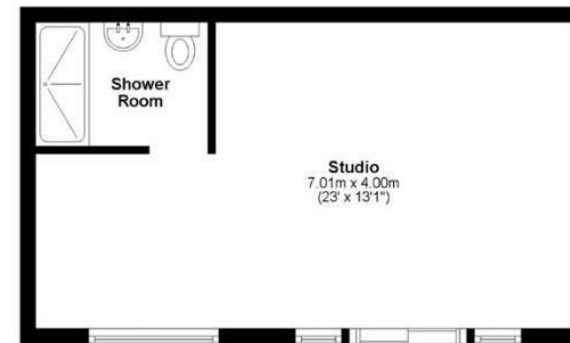
Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area House 104 sqm (1125 sqft) Studio 28 sqm (300 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



