



27 Church Street, Little Shelford, Cambridge, CB22 5HG
Guide Price £950,000 Freehold



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A RARE OPPORTUNITY TO ACQUIRE AN INDIVIDUAL DETACHED FAMILY RESIDENCE WITH GREAT SCOPE FOR EXPANSION AND REFURBISHMENT, SET WITHIN MATURE GARDENS AND GROUNDS EXTENDING TO 0.3 ACRES AND CENTRALLY LOCATED WITHIN THE VILLAGE.

- Detached house
- 5 beds, 2 baths, 3 receipts plus a study
- Built in the 1950's and extended in the 1970's
- Gravel driveway for several vehicles and car port
- Council tax band - G
- 1875 Sqft / 174 Sqm
- 0.3 acres
- Gas fired central heating boiler
- EPC - D
- Chain free

This individual detached family residence occupies a fine centre of village position, close to All Saints Church and just a short walk from Great Shelford's many amenities. The property is set back from the road and screened by attractive walling with mature and private gardens and grounds which extend to a third of an acre. The property was built by the current owner's family in 1954 and then enlarged again in the 1970's resulting in well planned and spacious accommodation. The property offers great scope for further enlargement and modernisation or perhaps even replacement subject to the relevant planning consents.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation and a cloakroom/WC just off. There are three reception rooms and an office. These include a dining room with an open fireplace, a living room with an open fireplace and this room opens to a sitting room which enjoys views over the garden. The kitchen/breakfast room is fitted with a range of purpose-built storage cupboards, ample fitted working surfaces with inset sink unit with drainer, five ring gas hob, double oven, space for a fridge/freezer and dishwasher. Off the rear lobby is a utility room which opens to a workshop and a garage store.

Upstairs, off the landing are five bedrooms, four of these are double bedrooms and one single bedroom and all of the bedrooms have fitted wardrobe cupboards. There is a four piece family bathroom, a small shower room and a separate WC.

Outside, the property is set back and screened from the road by walling, laid mainly to lawn with a gravel driveway providing parking for several vehicles and leading to the car port with garage storage beyond. Gated access leads to the rear garden which measures in excess of 200 feet in length, is laid mainly to well maintained lawns with flower and shrub borders, a paved patio, a vegetable and herb garden and all enjoys good levels of privacy.

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 - 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

Agents Note

An Asbestos survey has been carried out by Cambridge Asbestos Removal – November 2024.

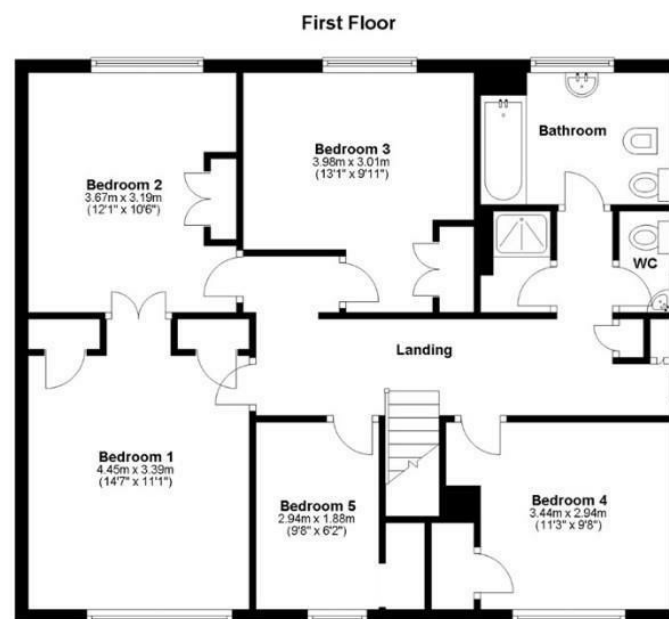
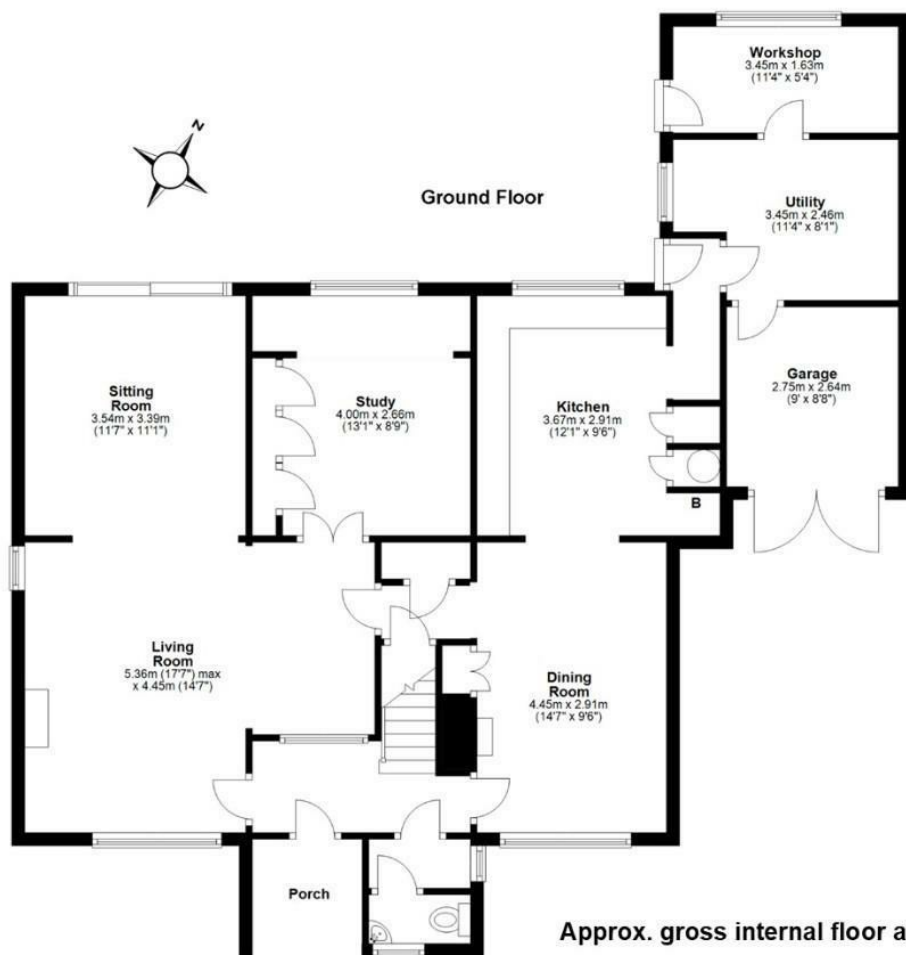
Asbestos has been identified and a full report is available on request.

The work required – provide a safe working environment, removal and disposal will cost £5700.00 including VAT.

The surveyor did confirm the property in its current condition IS perfectly safe to live in.







Approx. gross internal floor area 174 sqm (1875 sqft) excluding Garage and Workshop

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		56
(55-68) D		
(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.



