



71 , London Road, Stapleford, CB22 5DG
Guide Price £1,250,000 Freehold



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A HANDSOME DETACHED DOUBLE-FRONTED PERIOD RESIDENCE, GENEROUSLY PROPORTIONED AND WELL-PRESENTED SET WITHIN GARDENS AND GROUNDS OF 0.25 ACRES AND LOCATED CENTRALLY WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.

- Detached double-fronted period house
- 4 beds, 3 baths, 2 recepts
- Gas fired central heating to radiators
- EPC - F / 36
- 2200 Sqft / 204 Sqm
- 0.23 acres
- Off road parking and detached double garage
- Council tax band - G

Brooklands is a most attractive double - fronted detached Georgian residence, boasting elegant proportions whilst retaining many original features. The property is set back and screened from the road with gardens and grounds of 0.23 acres including ample parking and a detached double garage.

The accommodation comprises an entrance portico with timber panelled front door with lightbox above to a generously welcoming reception hall. There is a classical Georgian curve to staircase to the first floor accommodation and a door to the cellar, where head height is limited. There are two sashed bay windowed reception rooms, both with feature fireplaces, picture rails and ceiling roses. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted work surfaces with inset one and a half ceramic sink unit with mixer tap and drainer, gas fired Aga, space for a fridge/freezer and dishwasher. Just off is a handy utility/boot room with space for the usual white goods plus a free standing gas fired central heating boiler. Off the rear lobby is a cloakroom/WC and an office.

Upstairs, off the galleried landing are four large double bedrooms and three bathrooms (two of which are en-suite).

Outside, there is an expansive front lawn, shaped with flower and shrub borders, encircled by a gravel driveway and a selection of specimen trees and bushes. There is a further side vehicular access with additional parking and a detached double garage with up and over door, power and light connected. The rear garden is laid mainly to lawn with an Indian sandstone patio plus an additional circular patio and all is enclosed by fencing enjoying good levels of privacy.

Location

Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent Primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

Access from this home is very convenient either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

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

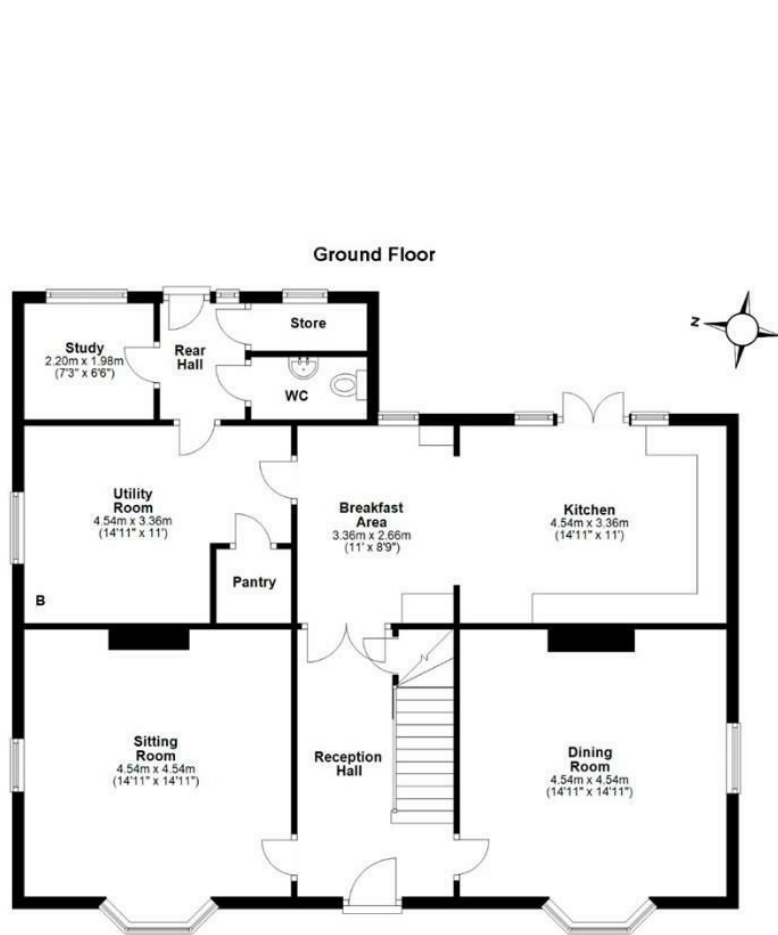
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

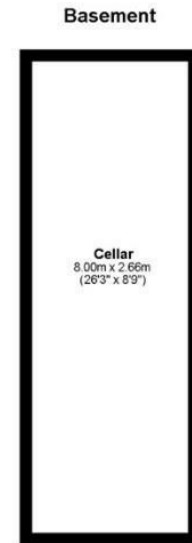
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 204 sqm (2200 sqft)
Excluding Cellar



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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36



