



New Barn High Street, Little Shelford, Cambridge, CB22 5ES
Guide Price £1,150,000 Freehold



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A STUNNING DETACHED BARN STYLE RESIDENCE OFFERING GENEROUSLY PROPORTIONED AND BEAUTIFULLY PRESENTED ACCOMMODATION SET WITHIN PRIVATE GARDENS APPROXIMATELY 0.24 ACRES WITH AMPLE PARKING AND A TRIPLE GARAGE.

- Detached single storey house
- 1855 Sqft / 172 Sqm
- Constructed in 1994
- Ample parking and triple garage
- Council tax band - G
- 4 beds, 2 baths, 3 recepts
- 0.24 acres
- Gas fired central heating boiler to radiators
- EPC - D
- Centre of village location

The property, one of a pair, was constructed in 1994 to a spacious barn style design and located centrally within this highly sought-after village. There is a generous gravelled private parking area which would accommodate several vehicles off road plus a large triple garage with solar panels.

The accommodation comprises a welcoming reception hall, cloakroom/WC just off and leading to the inner hallway where there are four double bedrooms and a luxury shower room. The master suite boasts both a dressing area and a bathroom. The kitchen/breakfast room is a generously proportioned family space fitted with attractive cabinetry, ample fitted working surfaces with inset single sink unit with mixer tap and drainer, four ring gas hob, double oven extractor and space for a dishwasher and fridge/freezer. Just off, is a handy utility /boot room with matching cabinetry, space for the usual white goods and a wall mounted gas fired central heating boiler (three years old). There are three reception rooms including a large dining room and sitting room with feature gas fireplace and French doors out to a generous conservatory extension with panoramic views over the garden.

Outside, there is a gravel driveway leading to a parking area which would comfortably accommodate four or five vehicles, triple garage with two up and over doors, power and light connected. The front garden is laid to lawn with a paved pathway to the front door and a further pathway to the gated side access. Beyond is the paved kitchen garden with flower and shrub borders and this opens to the generous and mature rear garden which is laid mainly to lawn with well stocked flower and shrub borders and beds, a selection of specimen trees and bushes, a small summer house, paved patio, all backing onto fields to the rear, enclosed by fencing and 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, butcher, baker and delicatessen, supermarkets and highly regarded local primary school.

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

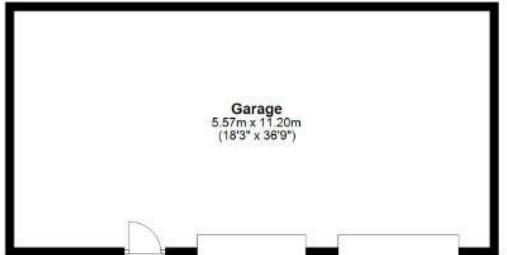
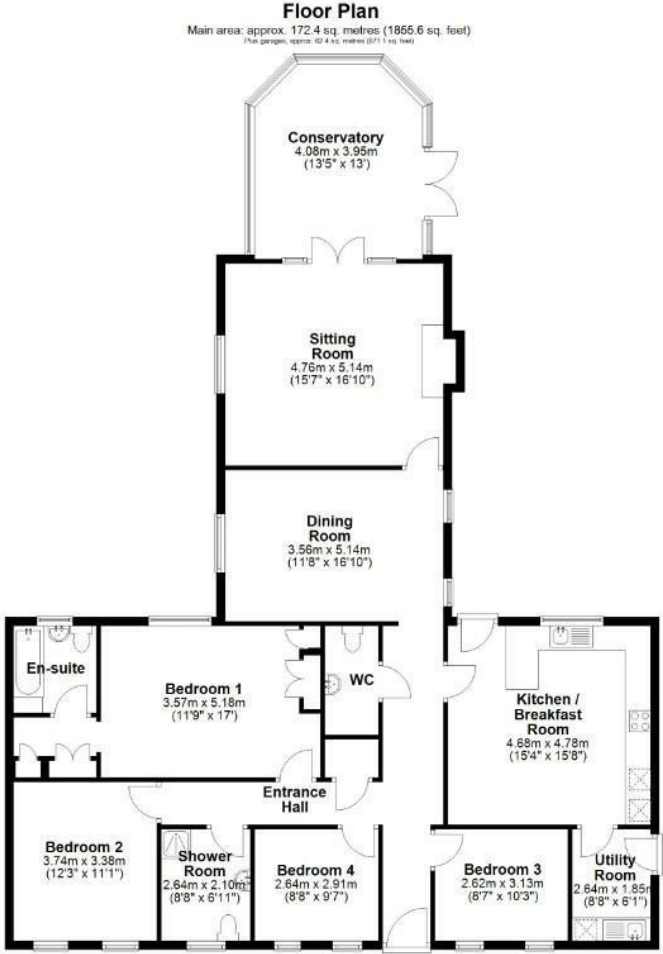
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Main area: Approx. 172.4 sq. metres (1855.6 sq. feet)
Plus garages, approx. 62.4 sq. metres (671.1 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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	

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.



