73 Cambridge Road, Great Shelford, Cambridge, CB22 5JJ

Guide Price £895,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

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AN INDIVIDUAL, DETACHED FAMILY RESIDENCE OFFERING BRIGHT, SPACIOUS AND FLEXIBLE ACCOMMODATION, BEAUTIFULLY PRESENTED THROUGHOUT, SET WITHIN A LARGE SOUTH-FACING GARDEN OVERLOOKING FIELDS WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

• 4 / 5 bedroomed, detached house • Refitted kitchen / breakfast room • 2 reception rooms plus study / ground floor bedroom • Ensuite to master bedroom • Off road parking and double carport • Mature and private, 150ft south-facing garden

The property occupies a fine, non-estate position set back from the road and just a short walk from the village amenities and mainline train station. The current owner has transformed the property over the years with a programme of modernisation and vast improvements resulting in extremely well-proportioned and beautifully appointed accommodation arranged over two floors. There is parking for four vehicles plus a double carport and a mature south-facing garden extending to over 150ft with views to the rear over fields.

The accommodation comprises an entrance porch to a generous reception hall with stairs to the first floor accommodation, engineered oak flooring and a cloakroom w.c. incorporating a utility area just off. The kitchen / breakfast room laid with engineered oak flooring, has been refitted with attractive white gloss, handleless cabinetry, complemented by solid oak work surfaces with an inset ceramic, double sink unit. There is a Bosch induction hob, double oven and extractor, integral refuse bin, space for a full height fridge freezer and dishwasher plus a large pantry cupboard. The oak flooring continues through much of the ground floor including the sitting room with a virtually glazed rear elevation and an open fireplace and then through to the generous dining / family room, again with French doors to a covered patio are and garden beyond. The ground floor accommodation is completed by a versatile room, which has in the past been utilized as a bedroom, an office and a playroom.

Upstairs off the half-galleried landing are four double bedrooms including an ensuite shower room to the master and a refitted family bathroom with matching white suite and attractive Metro style wall tiles.

Outside, the property is set back from the road and screened by hedging behind which is a small lawned area. off road parking for four vehicles and a double carport. The rear garden enjoys a sunny southerly aspect and extends to over 150 feet in length predominantly laid to lawn with well stocked flower and shrub borders and bed. There is a generous paved patio terrace with pergola over part of which is covered and a paved pathway leads to a wildlife garden to the rear of the garden with a summerhouse, a large timber shed and all enjoys far reaching views to the rear over farmland.

Location
Great Shelford is a well-regarded village just south of Cambridge, offering an excellent range of local amenities including shops, banks, building society, restaurants, bakers, delicatessen, library and butchers. There is also a sought after primary school, health centre, dentist and great sporting facilities within the recreation ground. The village is ideally placed for access to both Cambridge and London with excellent road connections, local bus services and a mainline railway station with trains from Cambridge to London Liverpool Street. Addenbrooke's Hospital is less than 2 miles from the property, Cambridge city centre about 3 miles away and Waitrose a convenient 15 minute walk.

Tenure
Freehold

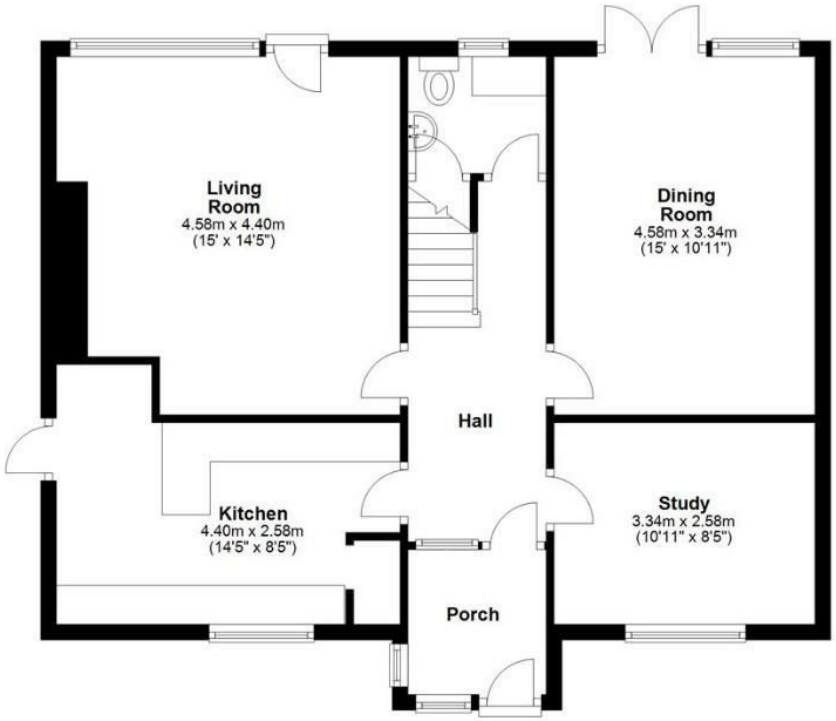
Services
All mains services connected.

Statutory Authorities
South Cambridgeshire District Council.
Council Tax Band - F

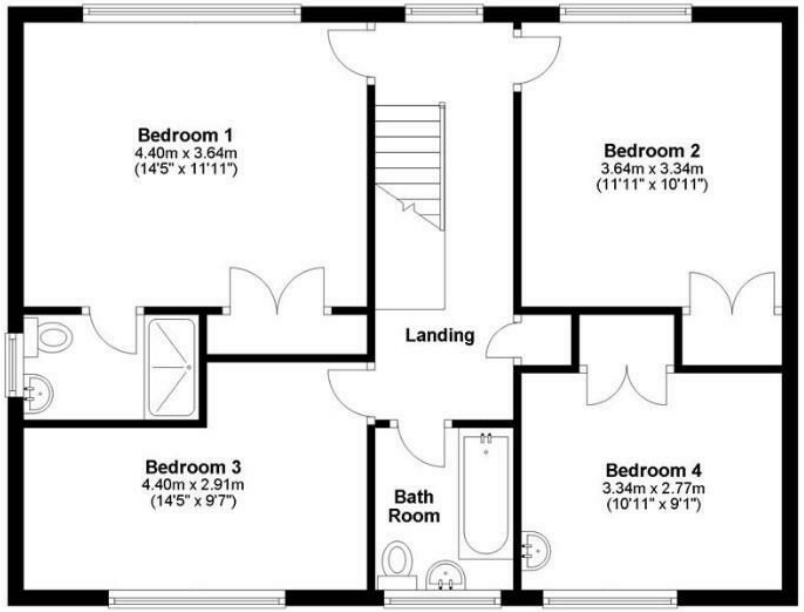
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

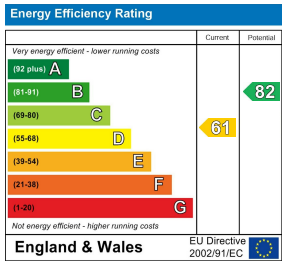
Ground Floor



First Floor



Approx. gross internal floor area 143 sqm (1550 sqft)



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.