



5 St. Andrews Close, Stapleford, Cambridge, CB22 5DX
Guide Price £1,250,000 Freehold



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A STUNNING DETACHED FAMILY RESIDENCE, EXTENDED, MUCH IMPROVED OFFERING SPACIOUS AND BEAUTIFULLY PRESENTED ACCOMMODATION WITHIN A GENEROUS GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE LOCATION.

- Detached house
- 4/5 beds, 2 baths, 2 recepts
- Built in the 1960's
- Block paved driveway
- Council tax band - E
- 2468 Sqft / 229 Sqm
- 0.14 acres
- Gas fired central heating to radiators
- EPC - D
- Mature, private south facing rear garden

The property occupies a quiet cul-de-sac position located centrally within the village and within close striking distance of the primary school, village amenities and Great Shelford main line train station. The current owners have transformed the property with a thoughtful programme of expansion and full refurbishment resulting in generously proportioned and beautifully presented accommodation with many unique features and extending to approximately 2500 Sqft.

The accommodation comprises a palatial reception hall with stairs to first floor accommodation, fitted coat cupboard, oak flooring and a cloakroom/WC just off. The kitchen/dining/family room is very much the heart of this beautiful home with part vaulted ceiling incorporating three Velux roof lights and patio door out to the garden. The kitchen area is fitted with attractive contemporary cabinetry including deep pan drawers and pull out larders, quartz work surfaces and breakfast bar with inset one and a half sink unit with bevel drainer and a range of integral appliances including a range style cooker with extractor hood over, full fridge, full freezer, integrated dishwasher and refuse storage. Adjacent is a handy utility room with matching cabinetry, space for the usual white goods and a door to the handy store. There is a study/bedroom five and the dual aspect sitting room boasts oak flooring and French doors out to the garden.

Upstairs, off the galleried landing are four double bedrooms, master bedroom and guest bedroom with vaulted ceilings. The master bedroom further boasting an en-suite bathroom with walk-in shower and a luxury family bathroom services the other three bedrooms.

Outside, a block paved driveway provides parking for three cars with gated access to the rear garden which is generously proportioned. The south facing garden is laid mainly to lawn with well stocked flower and shrub borders and beds, a selection of trees and bushes, two timber sheds 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 - E

Fixtures and Fittings

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

Viewing

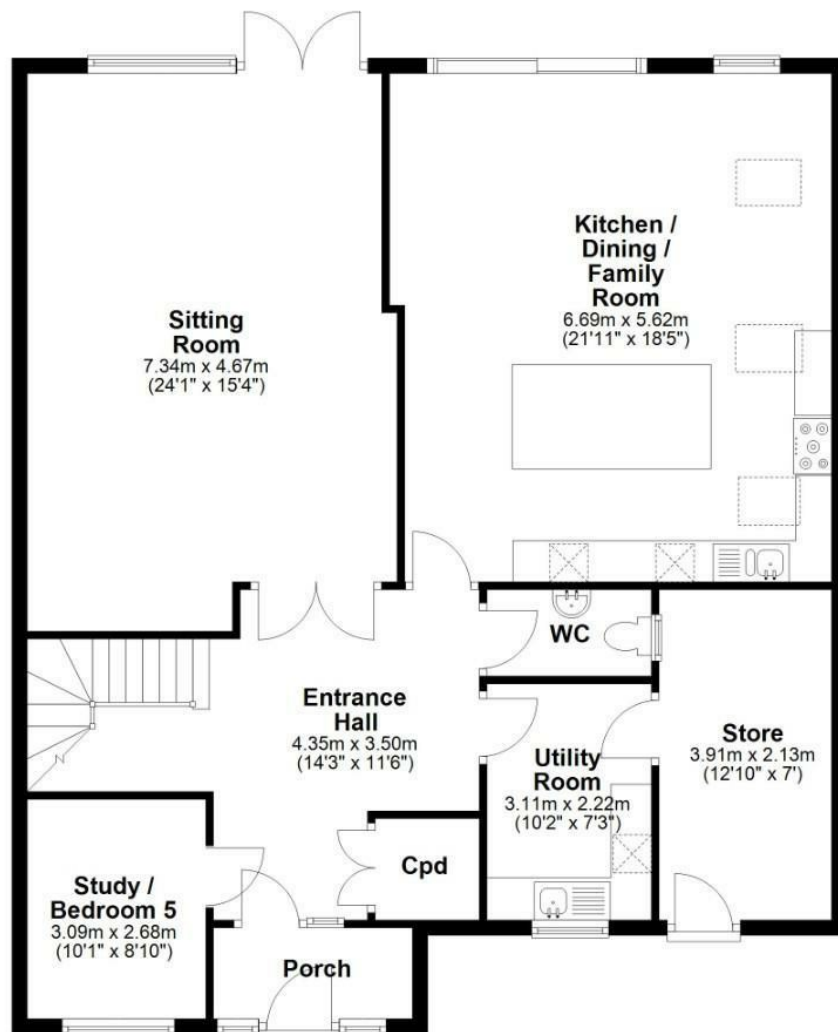
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





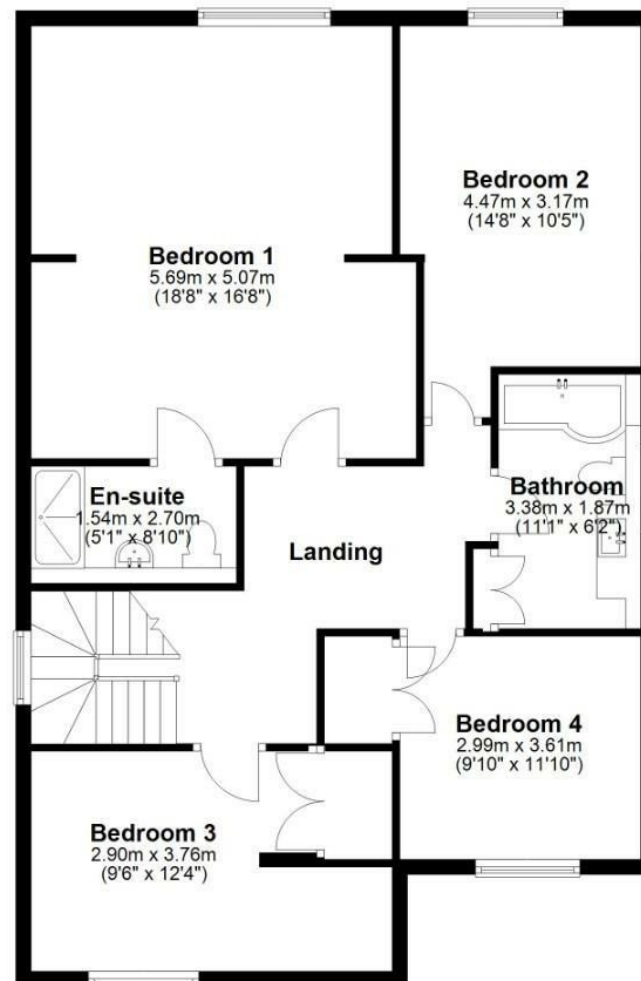
Ground Floor

Approx. 124.7 sq. metres (1341.8 sq. feet)



First Floor

Approx. 104.7 sq. metres (1126.9 sq. feet)



Total area: approx. 229.3 sq. metres (2468.6 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	83
	EU Directive 2002/91/EC	

