



9 Dukes Meadow, Stapleford, Cambridge, CB22 5BH
Guide Price £1,350,000 Freehold



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A SUBSTANTIAL FIVE-BEDROOM DETACHED FAMILY RESIDENCE APPROXIMATELY 2200 SQFT, SET WITHIN A GENEROUS PLOT OF 0.3 ACRES, OVERLOOKING FIELDS WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE LOCATION.

- Detached house
- 5 beds, 3 baths, 3 recepts
- Gas fired central heating to radiators
- EPC - C / 69
- Chain free
- 2193 Sqft / 203 Sqm
- 0.3 acres
- Ample parking and double garage
- Council tax band -G

The property is located within this highly sought-after private crescent and is considered to be one of Stapleford's most prestigious addresses. The residence enjoys a tranquil position overlooking fields, yet is conveniently located for the village amenities, Shelford main line train station and the highly regarded primary school. Over the years, the property has been significantly enlarged and much improved with generously proportioned and extremely well-presented accommodation, extending to approximately 2200 Sqft.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, oak effect vinyl flooring and a shower room just off. There are three reception rooms including a dual aspect sitting room with feature gas fire, a snug and a dining room. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted work surfaces with two and a half sink, mixer tap and drainer, four ring gas hob, double oven, extractor, integrated fridge/freezer and dishwasher. The breakfast area opens to the dining room. The kitchen is complemented by a handy utility room which accommodates the usual white goods, plus a wall mounted gas fired central heating boiler and door to the garden.

Upstairs, off the galleried landing are five good sized bedrooms with an en-suite to the master bedroom and a family bathroom.

Outside, the front garden is laid to neat and well-maintained lawn with flower and shrub borders. A gravel driveway provides parking for several vehicles and leads to the double garage which has two up and over doors, power and light connected and a door to the rear garden. There is access to the rear garden on both sides of the property. An expansive lawned garden is well stocked with flower and shrub borders and beds, a selection of specimen trees and bushes, a generous paved patio, pergola, greenhouse and all enjoys excellent levels of privacy and seclusion, with views over fields to the rear.

Location

Stapleford is a lovely village just 4 miles south of Cambridge. It has an excellent primary school a 5 minute walk from Dukes Meadow, which feeds Sawston Village College (2 miles away); and a recreation ground with tennis courts and 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 also a 5 minute walk from the property.

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 with its excellent walks. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

Access from this home is very convenient by bus, train, bike or car with Shelford train station only a short 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 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

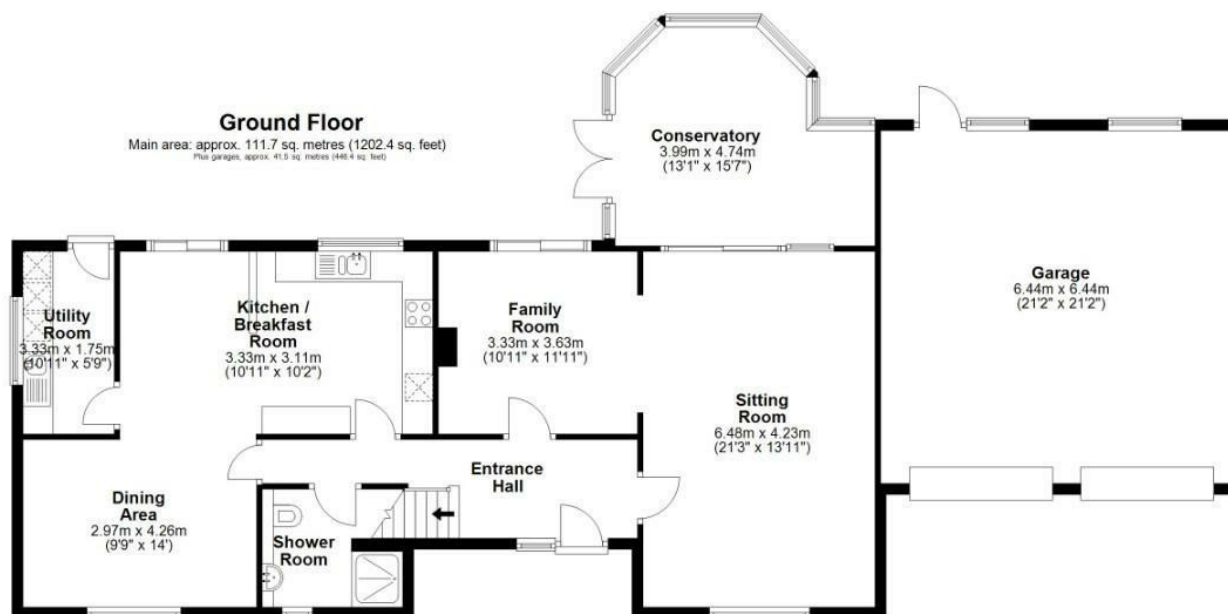
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Main area: Approx. 203.7 sq. metres (2193.1 sq. feet)
Plus garages, approx. 41.5 sq. metres (446.4 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	69	79
	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.



