



Willow End, Kings Mill Lane, Great Shelford, Cambridge, CB22 5EN

Guide Price £1,750,000 Freehold



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01223 800860

A RARE OPPORTUNITY TO ACQUIRE A RATHER SPECIAL RIVERSIDE GRADE II LISTED PERIOD RESIDENCE OF APPROXIMATELY 3800 SQFT, SET WITHIN MATURE AND PRIVATE GARDENS AND GROUND OF 0.31 ACRES AND BOASTING ONE OF THE VILLAGES' MOST SOUGHT-AFTER LOCATIONS.

- 5 bedroom Grade II listed 'semi-detached' house
- 0.31 acres
- Double length vaulted reception room with minstrels' gallery above
- Many original features
- Sought-after location
- 3 reception rooms, 3 bathrooms/shower rooms
- 3809 sqft / 353 sqm
- Triple-aspect drawing room with views over the river and mill
- Council tax band - G
- Riverside location

Kings Mill Lane is considered one of the village's most sought-after addresses, a private no-through road, which ends at the Weir with a five storey Mill on one side and Willow End of the other. The property, in part, dates back to the 1600's retaining much of its original character and charm and has been lovingly extended over the centuries to form three extensive wings, housing five bedrooms. There is an imposing vaulted double reception room serving as a dining hall with minstrels gallery above and a sitting room either side of a central brick fireplace with a gas stove. The adjoining kitchen is well equipped and opens to a timber framed conservatory, which overlooks the gardens and fields beyond, which often has cattle grazing.

Upon entering the property there is shower room/utility room, a 'butler's' pantry and an external side door. At the far end, stairs lead to the master bedroom and bathroom, beyond which is an exquisite drawing room with a feature open fireplace and with a triple aspect offering the best views over the river and mill. At the thatched end of the property, there are three further bedrooms, a bathroom and two reception rooms with its own entrance, and therefore could easily be adapted as a self-contained annexe.

The pretty gardens and grounds extend to approximately one third of an acre, all with the backdrop of the river and fields beyond, making this a wonderfully relaxing space and a magnet for wildlife such as kingfishers, swans, ducks and the occasional otter. There are manicured and shaped lawns with well-stocked flower and shrub borders and beds, several terraces, all ideal for alfresco dining or summer evening entertaining. There is a wide and varied selection of specimen and fruit bearing trees, mature bushes and shrubs and all enjoys maximum levels of privacy and seclusion. This idyllic setting has been inspiration for both art and literature, most notably, novels by Philippa Pearce including Tom's Midnight Garden and Minnow on the Say. A property of this nature is available really only once in a lifetime and an early viewing is advisable.

Location

Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

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

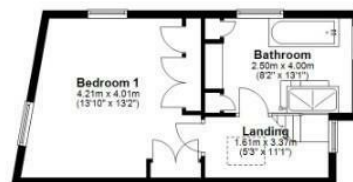
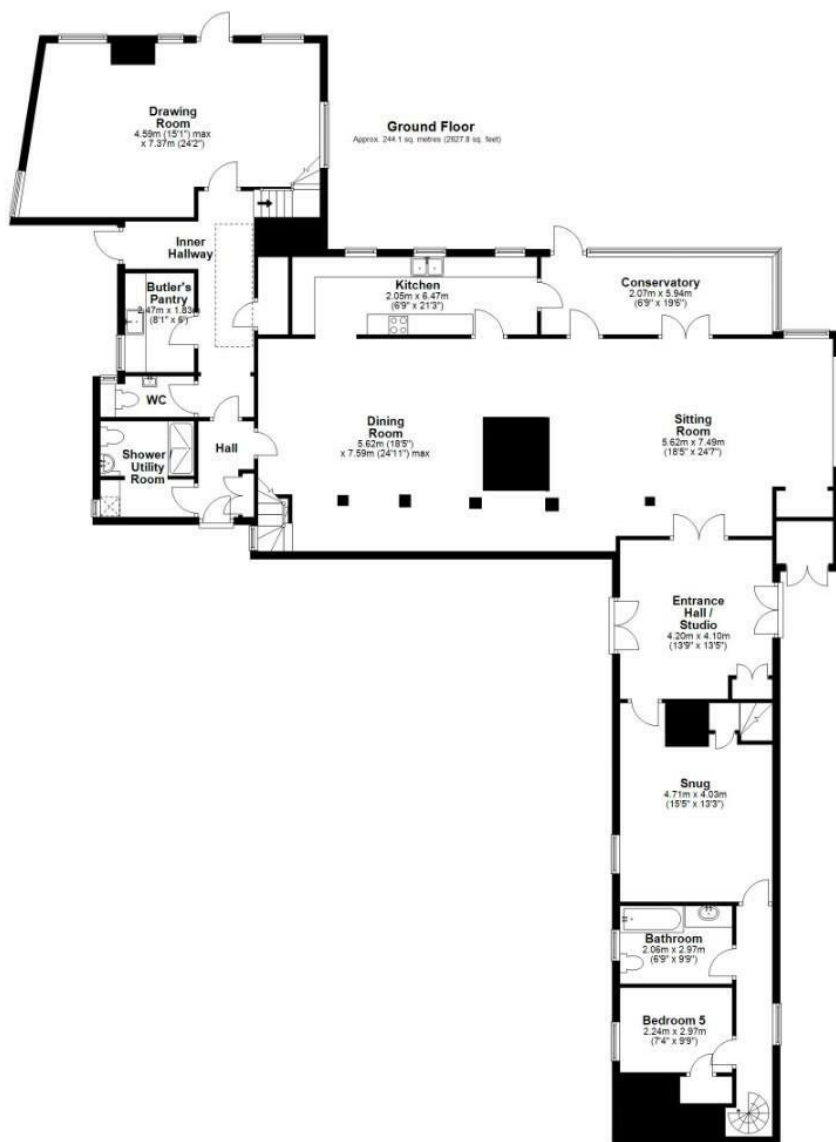
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Agents Notes

- The private road is maintained by the residents of Kings Mill Lane, each paying between £50-£100 per annum for its upkeep.
- £1 Peppercorn rent is paid annually for the land immediately in front of the property.
- In 2001, the property was affected by a never-repeated weather incident and as a result there was some flooding. There has been no ingress of water since then. The property is insured by Aviva.
- At the end of the thatched wing of the property there is a small independent cottage with separate ownership (in effect making the property 'semi-detached').







Total area: approx. 353.9 sq. metres (3809.8 sq. feet)

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	

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.



