



18 Joscelynes, Stapleford, Cambridge, CB22 5EA
Offers In Excess Of £750,000 Freehold



rah.co.uk
01223 800860

AN EXTENDED AND MUCH IMPROVED DETACHED HOUSE WITH A SEPARATE ONE BEDROOM ANNEXE, PARKING, GARAGE AND PRIVATE REAR GARDEN WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom detached house
- 1100 sqft/102 sqm (excluding the garage and utility)
- 3 bathrooms, 3 reception rooms
- Off road parking
- Council tax band - G
- 1 bedroom self-contained annexe
- 0.09 acres
- Gas fired central heating to radiators
- EPC - C / 72

The property enjoys a tranquil cul-de-sac position just a short walk from the village amenities including the main line train station and primary school. The owners have transformed the property with a programme of expansion and improvement boasting a fully self-contained one-bedroom annexe. The annexe has been let for many years but would also be perfect for those with dependent relatives as all accommodation is on the ground floor. The accommodation comprises an entrance porch (which is shared with the annexe) to a welcoming reception hall with stairs to first floor accommodation, cupboard under, parquet flooring and a shower room just off. The sitting room boasts parquet flooring and a free standing electric stove. The dual aspect kitchen/dining room has a door to the garden and is fitted with contemporary cabinetry, ample fitted worksurfaces which extend to a peninsular with deep pan drawers, larger cupboards and a range of Siemens appliances which include: hob, twin ovens, warming plate, and integrated fridge/freezer.

Upstairs, there are four good sized bedrooms and a re-fitted luxury bathroom.

The annexe consists of an entrance hall, fitted kitchen, sitting room with patio door to the garden, bedroom and a bathroom with its own independent gas fired central heating system.

Outside the front garden is laid to lawn with a covered side passageway and a double length garage with adjoining utility room. The rear garden is mainly laid to lawn with flower and shrub borders and beds, a selection of fruit bearing trees and all enjoys 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.

The village is easily accessible 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 - G

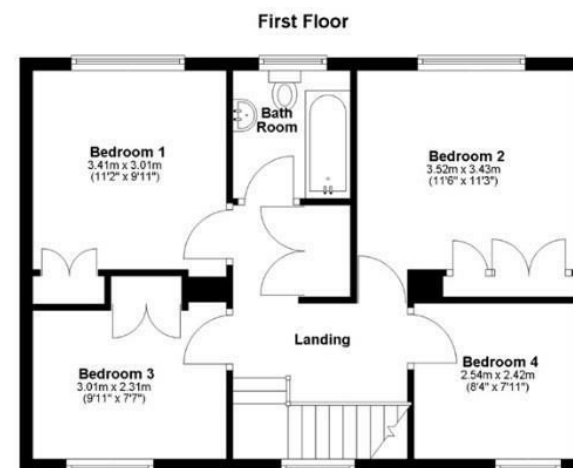
Fixtures and Fittings

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





Approx. gross internal floor area
House 102 sqm (1100 sqft) Garage and Utility 30 sqm (325 sqft)
Annexe 47 sqm (500 sqft)

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	72	78
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.

