



11 Woollards Lane, Great Shelford, Cambridge., CB22 5LZ  
Offers In Excess Of £750,000 Freehold



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**A RARE OPPORTUNITY TO ACQUIRE A BEAUTIFUL GRADE II LISTED COTTAGE, EXTENDED AND REFURBISHED, SET WITHIN PRIVATE GARDENS WITH OFF-ROAD PARKING AND GARAGE, AND LOCATED WITHIN THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 3/4 bedrooms semi-detached cottage
- Sympathetically extended and refurbished
- Large sitting room extension with bi-fold doors
- Well-equipped kitchen/breakfast room plus utility room
- Ground floor bedroom with adjacent bathroom
- Off-road parking and large one car garage
- Private enclosed rear garden
- EPC - D / 57

The cottage boasts a wonderful centre-of-village position with all the amenities on the doorstep and so conveniently placed for the local primary school and mainline train station. The property has been in the ownership of the current vendors for many years, however in recent times it has been subject to a programme of expansion and full refurbishment, yet with great care taken to preserve the original fabric of the building and boasts a wealth of exposed timber beams. The cottage offers extremely flexible accommodation arranged over two floors and boasts a generous driveway and a large one car garage.

The accommodation comprises an entrance porch that leads to the dining room with exposed timber beams, Karndean flooring and a door to the first floor staircase. Off the inner hallway is a further reception room, which in the past has been utilized as a snug / office but also as a ground floor bedroom given its close proximity to the adjacent refitted bathroom suite. The kitchen / breakfast room is fitted with attractive cabinetry, ample fitted working surfaces with an inset single sink unit and drainer, pull out larder, integrated appliances include a ceramic hob, oven and extractor and there is space for a fridge-freezer and dishwasher. Just off is a handy utility room with a door to the garden, fitted storage cupboards and space for the usual white goods. The sitting room extension is a beautiful dual aspect room with bifold doors leading to the garden.

Upstairs, there are three bedrooms including the master room with an inter-linked dressing room with a shower room just off.

Outside, the front garden is enclosed by hedging with a block-paved driveway providing parking for up to three vehicles. The garage has an up-and-over door, power and light connected. Gated access leads to the rear garden, which is mainly laid to a neat, well-maintained lawn with a generous Indian sandstone patio area with a paved pathway leading to the vegetable/herb/fruit garden. All is enclosed by fencing backing onto the recreation ground and enjoys excellent levels of privacy and seclusion.

**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**

All mains services connected.

**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.

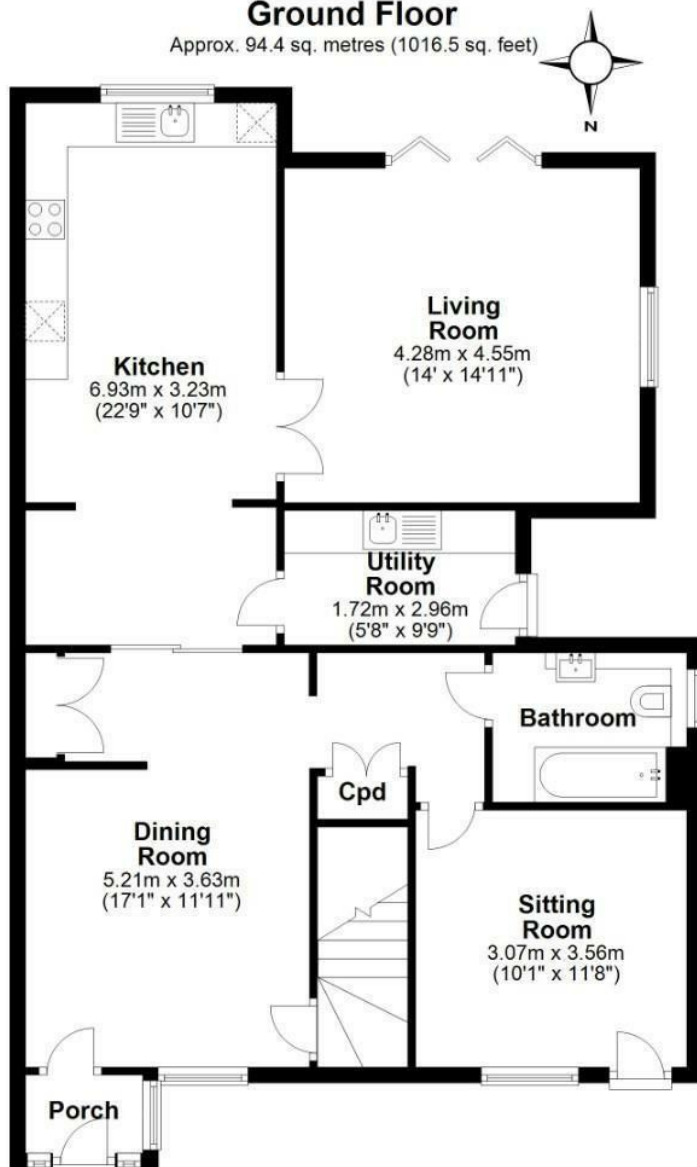
**Viewing**

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



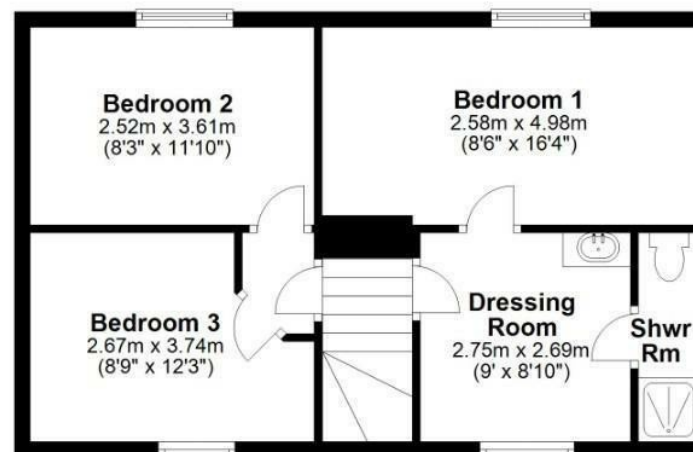
## Ground Floor

Approx. 94.4 sq. metres (1016.5 sq. feet)



## First Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



Total area: approx. 140.1 sq. metres (1507.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



