



10 Church Street, Stapleford, Cambridge, CB22 5DS
Offers Around £1,150,000 Freehold



rah.co.uk
01223 800860

**AN INDIVIDUAL DETACHED FAMILY RESIDENCE EXTENDED AND MUCH IMPROVED
OFFERING FLEXIBLE ACCOMMODATION, SET WITHIN A STUNNING PRIVATE
GARDEN WITHIN THIS SOUGHT-AFTER VILLAGE.**

- Detached house
- 0.14 acres
- Gas fired central heating to radiators
- Council tax band - F
- Gravel driveway provides parking for four to five cars
- 5 beds, 3 baths, 3 recepts
- 1984 Sqft /184 Sqm
- EPC - C/75
- Large kitchen/breakfast/family room

This fine, individual detached family residence enjoys a prominent non-estate position just a short walk from the village and local primary school. The current owners, over the years, have transformed the house with a programme of expansion and full refurbishment resulting in versatile, well proportioned and beautifully presented accommodation. The accommodation comprises a large welcoming reception hall with bespoke oak staircase with glass balustrade to first floor, a coat cupboard and Amtico flooring. The kitchen/breakfast/family room is very much the heart of this beautiful family home, fitted with attractive contemporary cabinetry, ample Corian working surfaces with matching peninsula, with inset one and a half sink unit, mixer tap, bevel drainer and waste disposal. There are deep pan drawers, pull out larder and bin storage. A range of integral appliances include a five ring induction hob, conventional fan oven, combi microwave oven, warming plate, full height fridge and dishwasher. Just off is a handy utility room with space for the usual white goods. There are three reception rooms including a bay-windowed sitting room with wood burning stove, study/music room and a playroom/snug which also doubles as a guest bedroom with it's adjoining WC.

Upstairs, off the galleried landing are five bedrooms, the master bedroom and guest bedroom with en-suite facilities plus a family bathroom with walk-in shower. The loft is mostly-boarded with lighting and ladder which provides exceptional additional storage space.

Outside, a gravel driveway provides parking for four to five cars. Gated access leads to the rear garden which is laid mainly to lawn with well stocked flower and shrub borders and beds, including raised beds, two generous patios, one of which has a pergola over and wisteria trailed over. There is a large work shop with power and light connected.

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 - F

Fixtures and Fittings

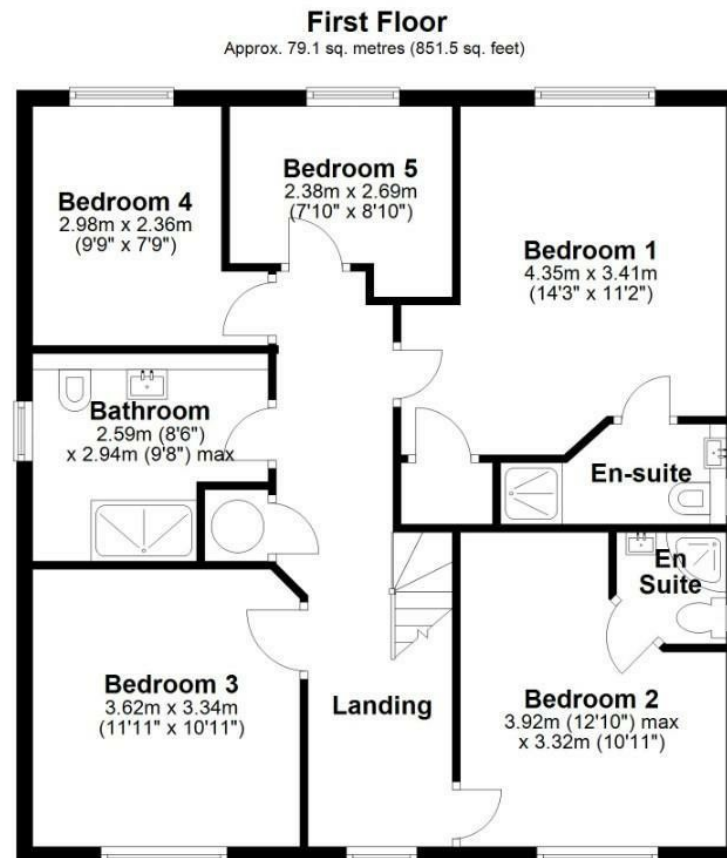
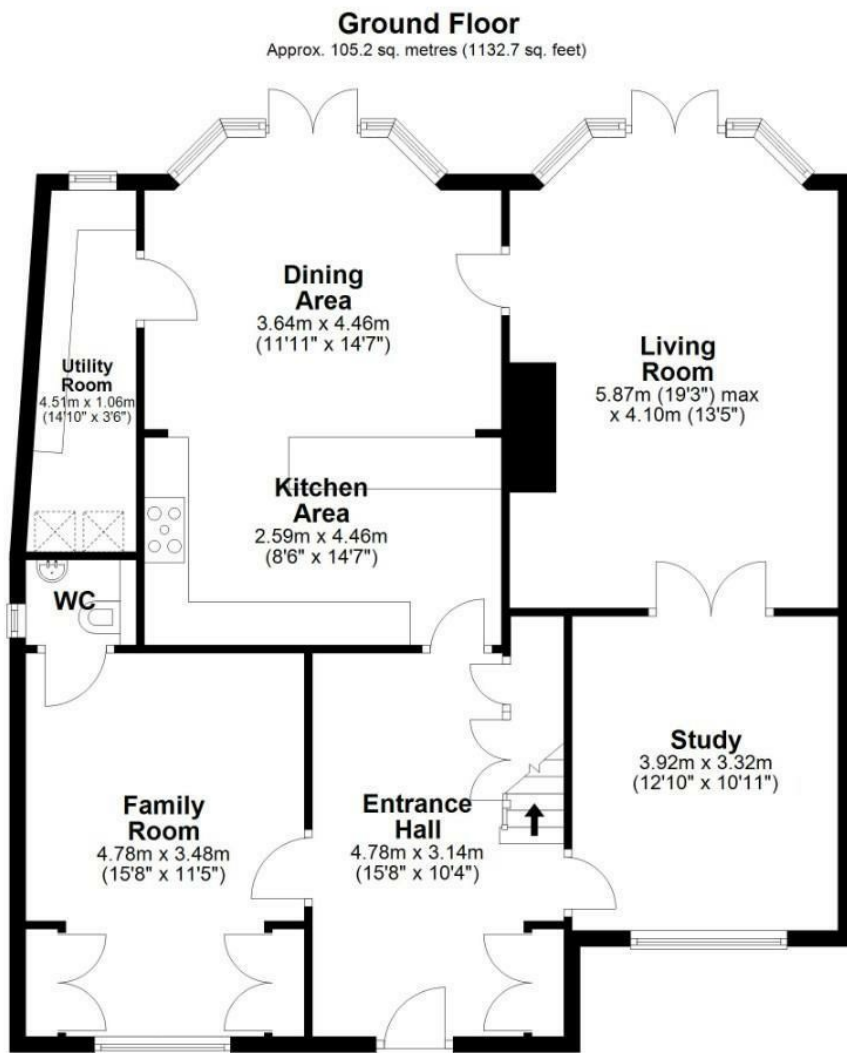
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 184.3 sq. metres (1984.2 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	EU Directive 2002/91/EC	

75

85



