



27 MINGLE LANE

Stapleford, Cambridge





A STYLISH AND IMMACULATELY PRESENTED  
FAMILY HOME, SET IN A HIGHLY SOUGHT AFTER  
VILLAGE WITHIN WALKING DISTANCE OF THE  
TRAIN STATION OFFERING DIRECT LINKS  
TO LONDON KINGS CROSS.

			EPC
5	4	3-4	TBC

Local Authority: South Cambridgeshire District Council  
Council Tax band: G  
Services: Mains gas, electricity, water and drainage.  
Tenure: Freehold  
Postcode: CB22 5SY



# THE PROPERTY

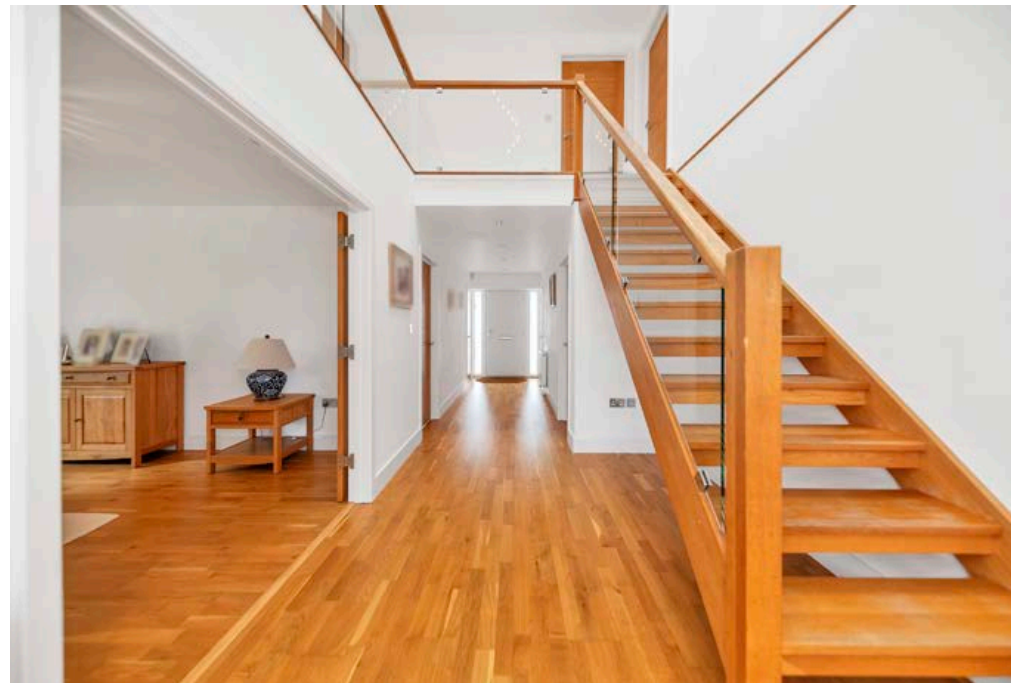
Built in 2013, 27 Mingle Lane is a bright, contemporary home that encapsulates the needs of modern family life. Set on a plot of approximately 0.34 acres, the property enjoys a peaceful position backing onto open farmland with views stretching toward Wandlebury.

Upon entry, you're welcomed by an expanse of oak flooring that flows throughout much of the ground floor. There are three spacious reception rooms, including a front-facing snug family room and a dedicated study with built-in shelving. Glazed French doors lead from the dining room into a stunning vaulted galleried hallway, one of the home's standout features, with a glass balustrade and staircase rising to the first floor.

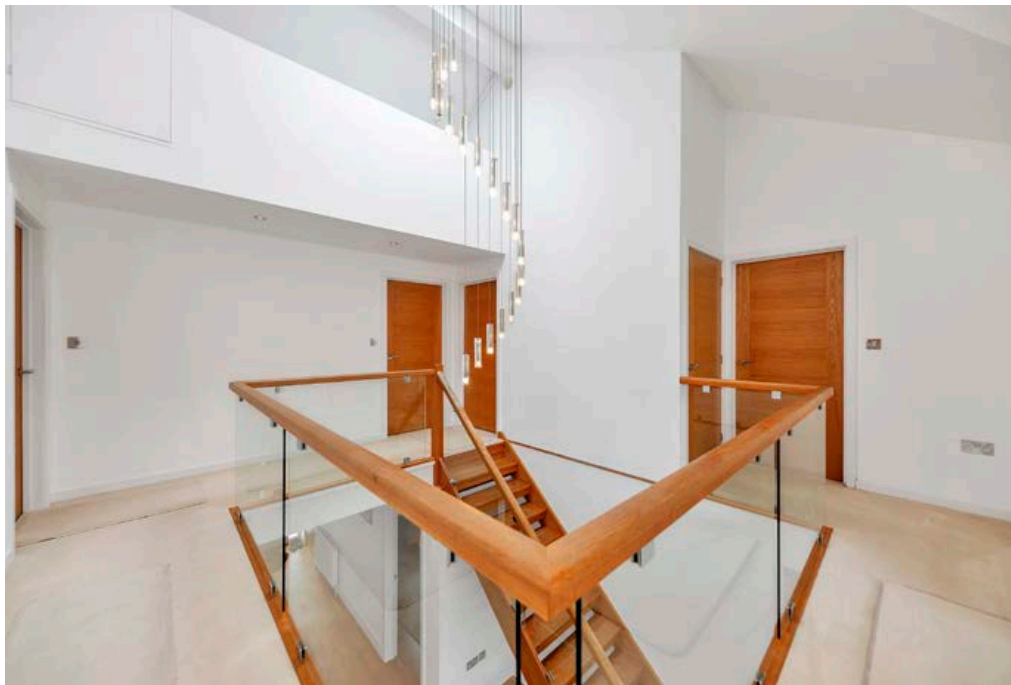
French doors open into the true hub of this home, a large open-plan kitchen and family room. Bathed in natural light, this space features an extensive run of patio doors and windows overlooking the paved entertaining areas and rear garden. A central wood-burning stove adds warmth and charm, while the kitchen boasts high-gloss white units, tiled flooring, and integrated Bosch appliances including a double oven, electric hob, dishwasher, and fridge freezer, creating an ideal space for entertaining and everyday living.

A generous utility room offers additional storage and provides access to the integral double garage which features an electric roll-up door.

Upstairs, the bright galleried landing provides access to five generously sized double bedrooms, including a guest suite with its own en suite bathroom. A standout room features a full pitched ceiling to the front elevation and a charming chapel window. Two additional bedrooms share a family bathroom, while the principal suite offers a spacious retreat with vaulted ceilings, expansive views over the rear garden and surrounding countryside, and a luxurious en suite including a bath, walk-in shower, and twin basins. A secondary landing leads to attic storage.









# SITUATION

Stapleford is a highly regarded village located just 5.5 miles south of Cambridge. It offers everyday amenities including a grocery store, post office, convenience store, and the popular Blue Lion pub and restaurant, with further facilities in nearby Great Shelford and Sawston.

The village features a recreation ground, tennis court, and scenic countryside walks, such as the Roman Road circular walk and Wandlebury Country Park. Education is well served by a village pre-school and primary school, with secondary schooling at Sawston Village College and renowned independent schools in Cambridge.

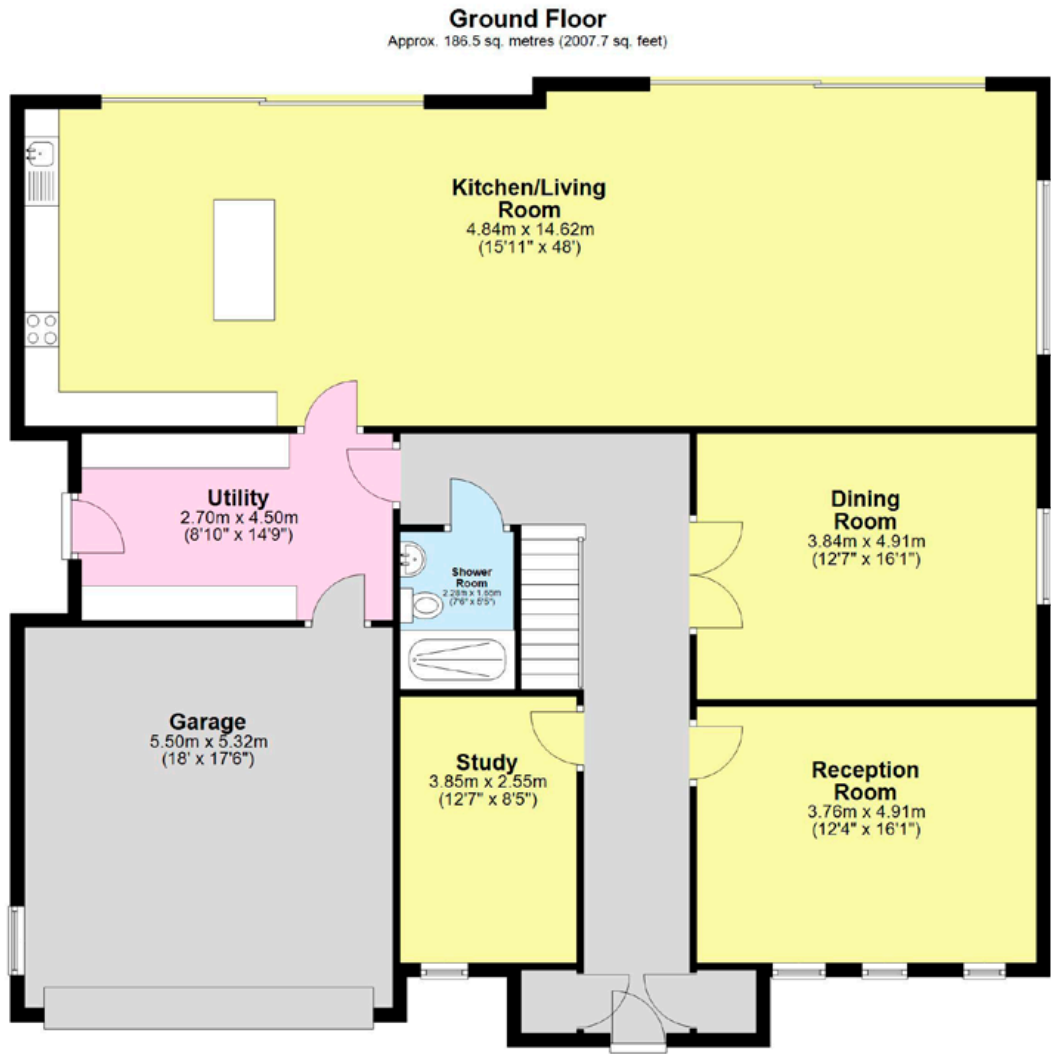
Great Shelford railway station is just 0.3 miles away, offering direct services to Cambridge in as little as 8 minutes, and to London Liverpool Street in approximately 1 hour and 24 minutes. The village benefits from excellent transport links, with easy access to the M11 motorway (Junctions 10 and 11) and Stansted Airport approximately 23.7 miles away.

# OUTSIDE

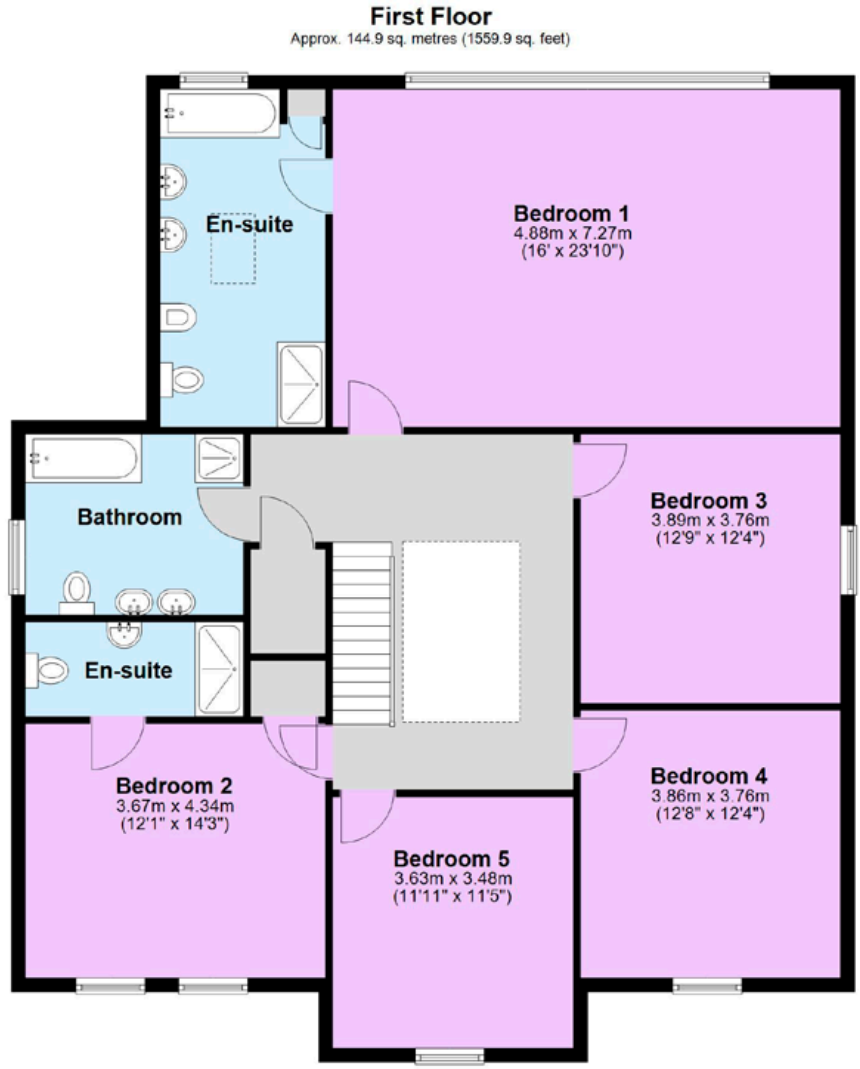
To the front, the property benefits from a convenient in-and-out driveway and gated side access leading to the rear garden. The garden is predominantly laid to lawn, fully enclosed for privacy, and features a timber garden shed along with a studio, making it well-suited for growing families or the discerning gardener.







Approximate Gross Internal Area  
Ground floor = 186.5 sq m / 2007.7 sq ft  
First floor = 144.9 sq m / 1559.9 sq ft  
Total = 331.4 sq m / 3567.6 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

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