



Tree Cottage, 7 Bar Lane  
Stapleford, CB22 5BJ  
**Guide price £550,000**

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- Grade II Listed
- 3 bed, 1 bath, 3 recep
- Private west-facing garden
- Close to Shelford Station
- 1093 sqft / 101 sqm

A charming quintessential period cottage, surrounded by private well-tended gardens and situated close to the heart of Stapleford, less than a mile from Shelford Station.

This detached early 19th century cottage has served as a family home for over 26 years. Every addition to the property has been thoughtfully considered to ensure the period features weren't compromised.

Exposed beams, original doors, and sash windows sit alongside a sympathetically updated kitchen. Recessed double doors from the dining room lead to an outdoor terrace, whilst an inglenook fireplace brings warmth and character to the living room.

Upstairs are three bedrooms served by a bathroom, with two sets of stairs back to the ground floor accommodation.

Outside the established side and rear gardens are well manicured and stocked with an array of shrubs, beds and fruit bearing trees. The west-facing terrace is well suited to outdoor dining. There is also a timber shed with power and lighting.

Stapleford is a popular village 4 miles south of the City. Usual facilities are available including a general store, garage, hairdresser, and additional shopping is available in Great Shelford.





There is a bus service and a mainline station (0.8 miles) in Great Shelford serving both London and Cambridge. The village is well placed for access to the M11 and Stansted airport. There is a recreation ground, tennis court and excellent walks are available, in particular the Roman Road circular walk and historic Wandlebury. The Gog Magog Golf Course is also nearby.

Stapleford Granary, a vibrant arts and culture venue offers music, art exhibitions and educational events, as well as a cafe and a pop-up bar. Strawberry Fields also has a restaurant and bar, with the option of al fresco dining in the summer months, as well as private dining options.

There is a local village school and Sawston Village College is about 3 miles away.





Approx. gross internal floor area 106 sqm (1150 sqft)



Tenure: Freehold  
Council tax band: D

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