



18 Courtyards, Little Shelford, Cambridge, CB22 5ER
Guide Price £725,000 Share of Freehold



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AN ESTABLISHED AND MUCH IMPROVED, DETACHED FAMILY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT, SET WITHIN A GENEROUS, MATURE GARDEN BACKING ONTO WOODLANDS AND LOCATED WITHIN THIS SOUGHT-AFTER VILLAGE LOCATION.

• 4 bedroom detached house • 1550 sqft / 144 sqm • 0.08 acre plot • Built in the 1960s • Luxury 5 piece family bathroom • 2 reception rooms plus a study • Gas fired central heating to radiators • Garage en bloc • EPC-B / 83 • Solar panels (approximately £1500-£2000 revenue per annum)

The property occupies a tranquil, traffic-free position, set within mature and private gardens and grounds and backs onto a attractive woodland area. The current owner in recent times has transformed the property with a programme of periodic refurbishment, resulting in stylish and beautifully presented accommodation, plus the external cladding has been replaced by Marley weatherproof cladding.

In brief the accommodation comprises a welcoming reception hall with stairs to first floor accommodation, fitted coat cupboard with a study and a cloakroom/WC just off, with solid wood flooring which features throughout much of the ground floor. The kitchen/dining room has a large picture window overlooking and a door giving access to the enclosed kitchen garden. The kitchen is fitted with bespoke cabinetry by Barn and Brook Limited, quartz work surfaces with inset one and a half sink unit with mixer tap and drainer and a range of quality Siemens appliances. These include an induction hob, extractor, double oven, fridge /freezer, dishwasher and washing machine, plus there is a pull-out larder and refuge storage. The sitting room is a generously proportioned room with an under-stairs storage cupboard, a feature fireplace with inset cast iron wood burning stove and French doors out to a large garden room with ceramic tile flooring and panoramic views over the garden. This room could easily be replaced with a single storey extension (subject to planning consents).

On the first floor, the landing has a large picture window overlooking the rear garden. There are four good-sized bedrooms, three of which have fitted wardrobe cupboards and a luxury family bathroom comprising a low level WC, panel bath, walk-in shower, pedestal wash hand basin, bidet, a linen cupboard and a heated towel rail.

Outside, the rear garden is laid mainly to lawn with well stocked flower and shrub borders and beds, a generous paved patio area ideal for alfresco dining, a selection of mature specimen trees and bushes with views to the rear over an enchanting woodland area. There is a garage nearby en bloc with up and over door.

Location

Little Shelford is a delightful picturesque village situated about 5 miles to the south of Cambridge. The village has a range of facilities including, pub/restaurant, village hall and church. The adjoining village of Great Shelford (1 mile) provides a full range of local facilities including health centre, post office, bank, butcher, baker and delicatessen, two supermarkets. Great Shelford station provides a regular service to Cambridge (10 minutes) and connects to Liverpool Street line to London (from 78 minutes). There is easy access to the City of Cambridge with to the southern side Addenbrooke's Hospital, new Biomedical Campus and many of the University Departments. Cambridge railway station and the M11 motorway are easily accessible. There is schooling in Great Shelford and in Sawston.

Tenure

Share of Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

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

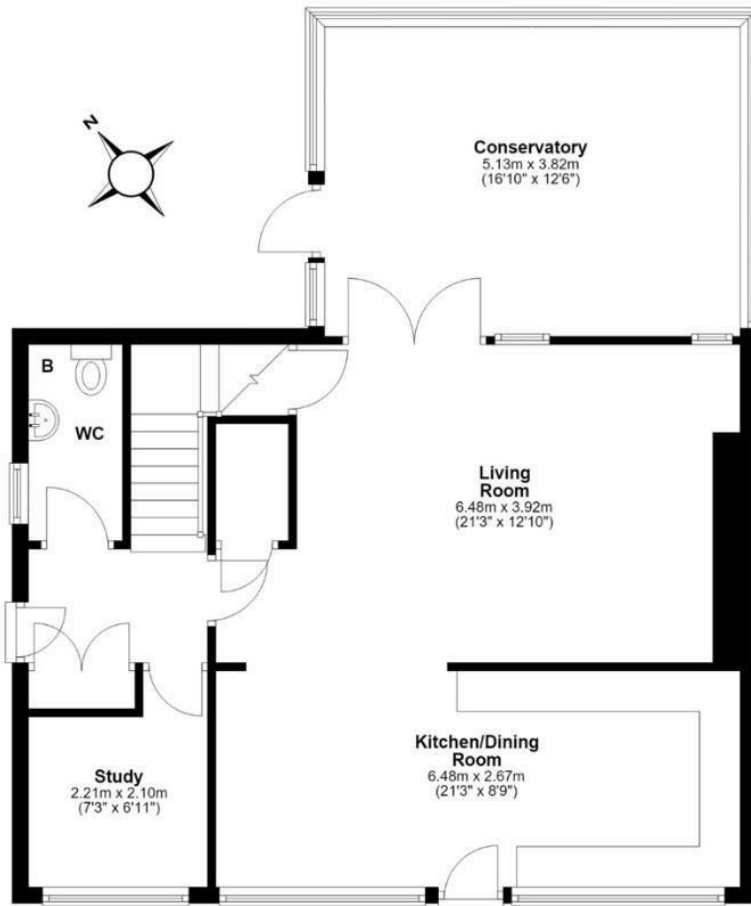
Agents Note

The current owners own a share of the freehold to Courtyards. The freehold was bought by all 40 houses. There is a charge of £650 per year for the maintenance of the communal gardens, paving and painting of the garages.

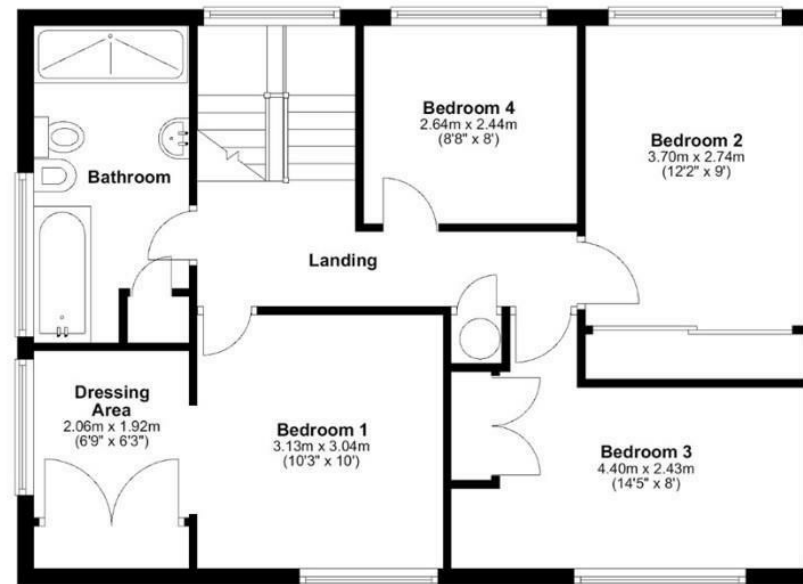




Ground Floor



First Floor



Approx. gross internal floor area 144 sqm (1550 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	83	88
	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.



