



Red Hill Close, Great Shelford, CB22 5JP

**CHEFFINS**



## Red Hill Close

Great Shelford,  
CB22 5JP

 6  7  3

**Guide Price £1,250,000**



A most impressive and substantial detached residence extending to about 2663sqft, extended and finished to a high standard, offering versatile accommodation incorporating large open plan kitchen and potential for independent living area. The property occupies a most desirable location on the outskirts of Great Shelford and Trumpington, with driveway and enclosed gardens so conveniently placed for access to local amenities including Addenbrookes Campus, as well as schooling, shops and major road and rail links.



## LOCATION

Great Shelford is an extremely sought-after village located approximately 3 miles south of Cambridge and is very well placed for access to Addenbrooke's Hospital, Gog Magog Hills and Babraham Road Park and Ride. The village is placed ideally for commuters looking for easy access to London, with the village's train station providing direct access to London's Liverpool Street station. The village also provides easy access to the M11 linking up to both the A14 and M25. The village also benefits from an excellent range of both independent and high street shops as well as a local library and local healthcare services.

**ENTRANCE DOOR**

with double glazed and frosted panes with stainless steel bar handle leading into:

**RECEPTION HALLWAY**

with staircase rising to the first floor with painted handrail, newel post and spindles with understairs storage cupboards with courtesy lighting, ceiling with a range of inset downlighters, double panelled radiator, tiled floor.

**CLOAKS/SHOWER ROOM**

fitted with a three piece suite comprising tiled shower cubicle with glazed sliding door, wash hand basin with mixer tap and two storage drawers below, low level dual flush w.c., heated electric mirrors with LED lights, ceiling with inset downlighter, heated towel rail/radiator, extractor fan, tiled floor and walls.

**STUDY/GROUND FLOOR BEDROOM**

ceiling with inset downlighters, double panelled radiator, tiled floor and a double glazed window to the front.

**LIVING ROOM**

ceiling with inset downlighters, additional lighting, tiled floor, double panelled radiator, double glazed window to the front. Open through to:

**KITCHEN/DINING/SITTING ROOM**

Kitchen is fitted with a generous range of handleless storage cupboards and drawers with marble working surfaces with matching upstands, large island/breakfast bar with cupboards and drawers below, fitted with Neff induction hob with extractor hood, further range of fitted appliances including Bosch combination microwave/oven, fan oven and warming drawer, fitted and concealed refrigerator and freezer, fitted and concealed AEG dishwasher, large undermount sink unit with mixer tap and grooved drainer, designer lighting, ceiling with a range of inset downlighters, underfloor heating, double glazed windows to two aspects and double glazed sliding bi-fold doors leading out to the garden.

**UTILITY ROOM**

marble working surfaces with matching upstands, undermount sink unit with mixer tap, plumbing and space for automatic washing machine, space for tumble dryer, range of fitted handleless cupboards, ceiling with a range of inset downlighters, extractor fan, tiled floor.

**ON THE FIRST FLOOR****LANDING**

with access to loft space, ceiling with inset downlighters, double panelled radiator, cupboard housing Vaillant gas fired boiler providing domestic hot water and central heating system and pressurised hot water cylinder.

**BEDROOM 1**

ceiling with inset downlighters, designer lighting, double panelled radiator, double glazed windows and double glazed doors with Juliet balcony.

**ENSUITE BATHROOM**

tiled walls and floor, panelled bath, mixer tap, separate shower above, glazed shower screen, wash hand basin with mixer tap and storage drawers below, low

level dual flush w.c., electric heated mirror with LED lights and inbuilt Bluetooth speakers, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window.

**BEDROOM 2**

ceiling with inset downlighters, designer lighting, double panelled radiator, double glazed windows to two aspects.

**ENSUITE BATHROOM**

with white suite, tiling to walls and floor, tiled panelled bath, mixer/shower tap, glazed shower screen, wash hand basin with mixer tap, two storage drawers below, electric heated mirror with LED lights, low level dual flush w.c., towel rail/radiator, ceiling with inset downlighters, and extractor fan.

**BEDROOM 3**

ceiling with inset downlighters, designer lighting, double panelled radiator, full height double glazed window to the rear.

**ENSUITE SHOWER ROOM**

tiled walls and floor, shower cubicle with glazed sliding door, low level dual flush w.c., wash hand basin with mixer tap, a pair of storage drawers below, heated electric mirror with LED lights, ceiling with inset downlighters, extractor fan.

**BEDROOM 4**

ceiling with inset downlighters, designer lighting, radiator, double glazed window to the front.

**FAMILY BATHROOM**

with white three piece suite, tiling to walls and floor, panelled bath with mixer tap and shower unit above, glazed shower screen, low level w.c., wash hand basin with mixer tap, a pair of storage drawers below, heated electric mirror with LED lights, heated towel rail/radiator, ceiling with inset downlighters, extractor fan.

**POTENTIAL SELF-CONTAINED ANNEXE**

with its own independent access door leading into:

**ENTRANCE HALL**

with tiled floor.

**STUDIO ANNEXE**

feature vaulted ceiling, double glazed Velux rooflight with inset downlighters.

**KITCHEN**

marble working surfaces, fitted AEG oven and hob, fitted and concealed automatic washing machine and dryer, space for refrigerator, undermount sink unit with mixer tap, tiled floor, underfloor heating, double glazed window to the side.

**SHOWER ROOM**

fitted with white suite with tiled walls and floor, shower cubicle with glazed sliding door, low level dual flush w.c., wash hand basin with two storage drawers below, mixer tap and electric heated mirror with LED lights, part vaulted ceiling, double glazed Velux rooflight, extractor fan, inset downlighters, underfloor heating.

**ANNEXE TWO**

(Could be used as a studio or as a one bedroom annexe).

**KITCHEN/LIVING ROOM**

part vaulted ceiling with inset double glazed Velux rooflight, fitted kitchen with AEG oven and hob, extractor fan, fitted and concealed automatic washing machine and dryer, stone working surfaces with undermount sink, mixer tap and grooved drainer, tiled floor, underfloor heating.

**INNER LOBBY**

and door to:

**SHOWER ROOM**

three piece suite, tiled walls and floor, shower with glazed sliding door, low level dual flush w.c., wash hand basin with mixer tap, two storage drawers below, heated electric mirror with LED lights, ceiling with inset downlighters, extractor fan.

**BEDROOM**

(which has an access door into the main residence and could be used as an additional reception room). Vaulted ceiling with inset downlighters and hanging pendant, access to storage loft, tiled floor, underfloor heating, double glazed doors and window to the rear leading out to the garden.

**OUTSIDE**

Driveway to the front with parking for several vehicles and EV car charger, enclosed south facing rear garden with close boarded timber fencing, gated access, lawned area, water tap, security lighting, external sockets patio and pathways and storage shed.

**SPECIFICATION**


Potential adjoining one-bedroom flat and a studio  
High spec appliances with luxury worktops  
Vaillant ecoTEC Plus 48kW Gas Boiler with 500L Hot Water Cylinder  
Underfloor heating on ground floor  
Energy-efficient LED lighting throughout  
Cat6 ethernet connections to all rooms  
Satin-finish, screwless switches and sockets, with Type A & Type C USB sockets  
Double-glazed windows throughout  
Aluminium bi-fold doors to rear garden  
Premium Deanta internal doors  
E vehicle charging point  
Outdoor water taps, external power sockets, motion-sensor floodlights, and external lighting (front & rear)

Luxury tiled flooring to ground floor

High-quality 600x1200mm porcelain tiles to walls and floors  
LED mirrors with integrated anti-fog and some with Bluetooth speakers  
Wall-hung vanity units & toilets with Grohe concealed cisterns  
Grohe shower mixers and taps throughout





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>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £1,250,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire  
 District Council

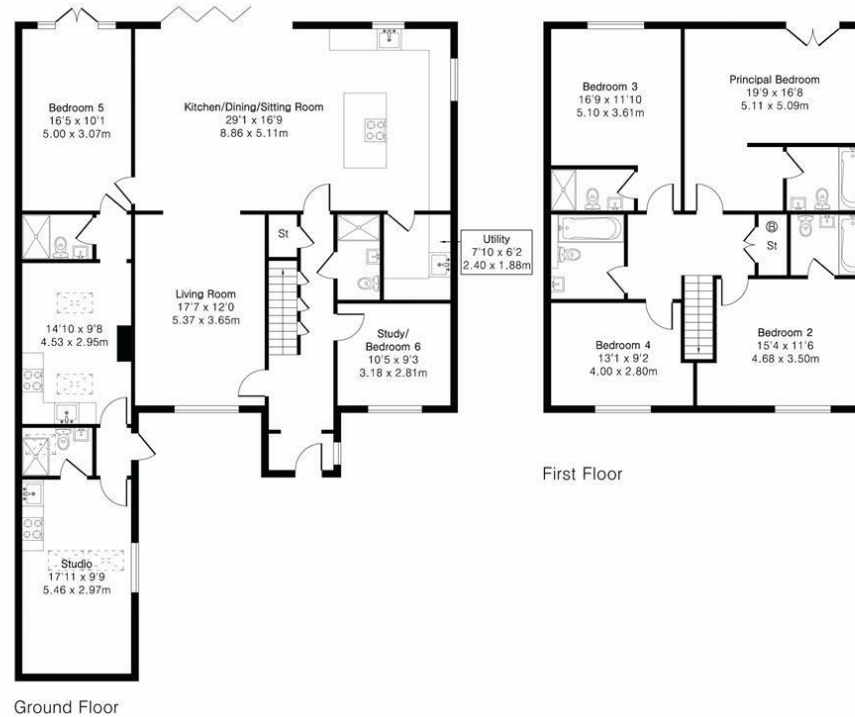




**Approximate Gross Internal Area 2663 sq ft - 248 sq m**

Ground Floor Area 1654 sq ft – 154 sq m

First Floor Area 1009 sq ft – 94 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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