

19 Bury Road, Stapleford, Cambridge, CB22 5BP

Guide Price £650,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A CHARMING SEMI-DETACHED PERIOD COTTAGE, EXTENDED AND FULLY REFURBISHED WITH AMPLE PARKING AND SET WITHIN A PRETTY COTTAGE GARDEN WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom semi-detached cottage
- 1125 sqft/105 sqm
- Built in 1860
- Extended and refurbished
- EPC-D / 67
- 1 bathroom, 2 reception rooms
- 0.07 acre plot
- Gas fired central heating to radiators
- Large kitchen/dining room plus utility room
- Council tax band-D

The property enjoys a fine position, set back from the road and just a short walk from the primary school, main line train station and Great Shelford's thriving centre. In recent times, the property has been subject to a programme of expansion and full refurbishment, resulting in beautifully presented accommodation, extending to approximately 1125 sqft. The property boasts ample off street parking and a mature and private garden.

In brief, the accommodation comprises a large open plan sitting/dining room with feature open fireplace, with fitted book shelving either side of the chimney breast and a beautiful herringbone oak floor. The open plan kitchen/breakfast/family room is very much the heart of this beautiful home, a bright and spacious dual aspect family room with bi-folding doors to the garden. The kitchen is fitted with attractive, contemporary white gloss fronted cabinets including deep pan drawers, solid wood reclaimed working surfaces with a silestone area with single sink and bevelled drainer. There is a Rangemaster Professional five ring gas stove and extractor, integrated dishwasher and space for an American style fridge/freezer. The room is complimented by porcelain tiles, underfloor heating and feature exposed brickwork.

Upstairs there are three double bedrooms including the master bedroom with part-vaulted ceiling, incorporating two sky lights and a luxury family bathroom comprising a closed couple WC, his and hers vanity wash hand basins, panel bath with mains shower and a walk-in shower cubicle. The bathroom has attractive wall tiles and a heated towel rail.

Outside, the front garden is enclosed by walling and laid manly to lawn with flower and shrub borders and driveway parking for three vehicles. The rear garden is laid mainly to shaped and manicured lawns with lower and shrub borders and beds, a selection of trees and bushes, timber shed and an Indian sandstone terrace, ideal for alfresco dining. All enjoys maximum levels of seclusion.

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.

The village is easily accessible 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-D

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

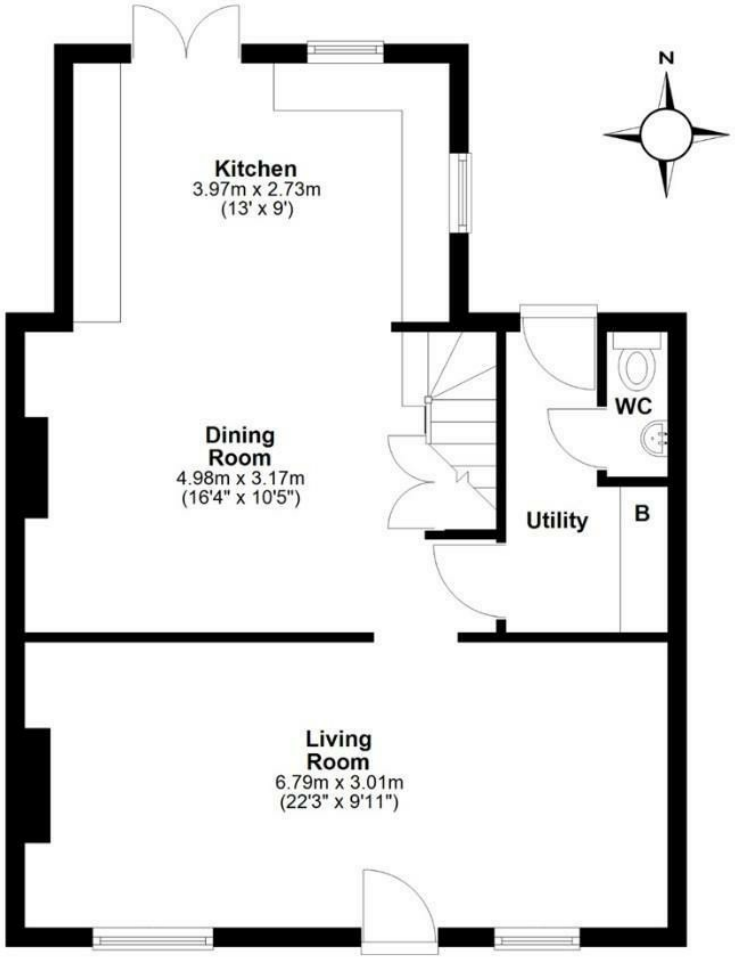
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



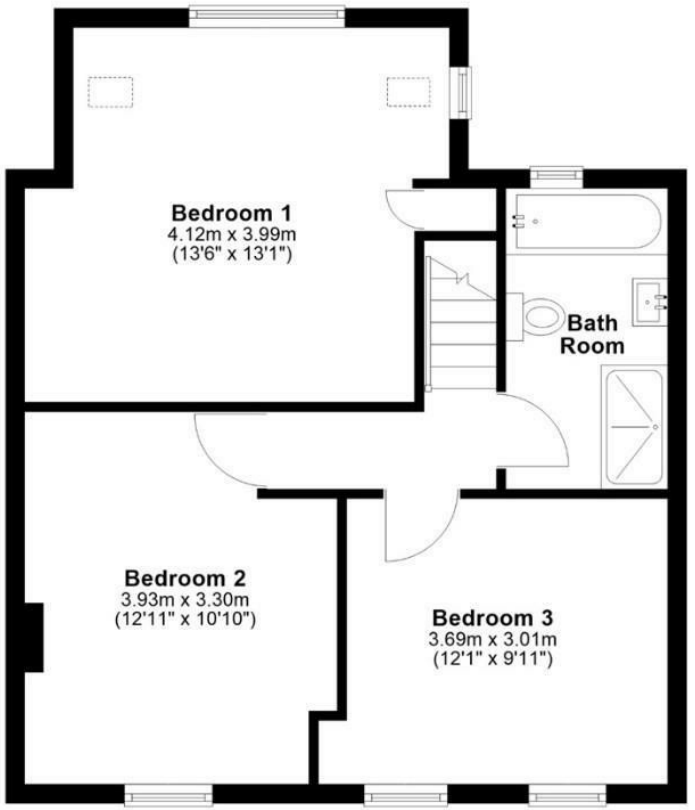




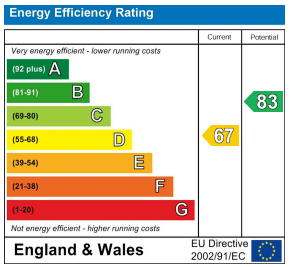
Ground Floor



First Floor



Approx. gross internal floor area 105 sqm (1125 sqft)



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.















