



32 Hauxton Road, Little Shelford, Cambridge, CB22 5HJ  
Guide Price £580,000 Freehold



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**A DETACHED CHALET STYLE RESIDENCE WITH ENORMOUS POTENTIAL FOR EXPANSION AND REFURBISHMENT WITH PLANNING PERMISSION PASSED FOR A REPLACEMENT DWELLING, SET WITHIN A LARGE, MATURE GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 3 bedroom detached chalet-style house
- 1000 sqft / 93sqm
- 1 bathroom, 1 reception room
- 0.25 acre plot
- Gas-fired central heating to radiators
- Ample parking and garage
- Built in the 1960s
- EPC - D / 64
- Council tax band - E
- Planning permission granted for a replacement dwelling

The property enjoys a fine position set back and screened from the road with views over farmland to the rear and located within this highly sought-after village. The current owners have had full planning consent passed for a large contemporary replacement dwelling (Planning ref number 25/02848/FUL). However the property also lends itself to being enlarged, reconfigured and refurbished.

The accommodation comprises a welcoming reception hall/garden room which overlooks the expansion front garden and leads to the inner hallway with fitted storage cupboard and access to the roof space. There are two ground floor bedrooms and a family bathroom comprising a low level WC, pedestal wash hand basin, panel bath with electric shower over and a storage cupboard a wall mounted gas fired central heating boiler. The kitchen/breakfast room is fitted with a range of wall mounted and base level storage cupboards, ample fitted working surfaces with single sink unit with drainer, pantry cupboard, a Rangemaster gas stove plus space for a fridge/freezer, washing machine and dishwasher. The sitting/dining room enjoys a dual aspect with patio doors to the garden and an open fireplace with stairs leading to the first floor accommodation where there a large bedroom and access to a loft storage room.

Outside there is an expansive lawn to the front with mature trees and shrubs plus a long driveway accommodating several vehicles and leading to the garage with double doors, power and light connected. Gated side access leads to the rear garden which is laid mainly to lawn with flower and shrub borders and beds, a vegetable/herb garden, wildlife pond, mature specimen and fruit bearing trees , two greenhouses, a shed and all overlooking farmland to the rear.

**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**

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**

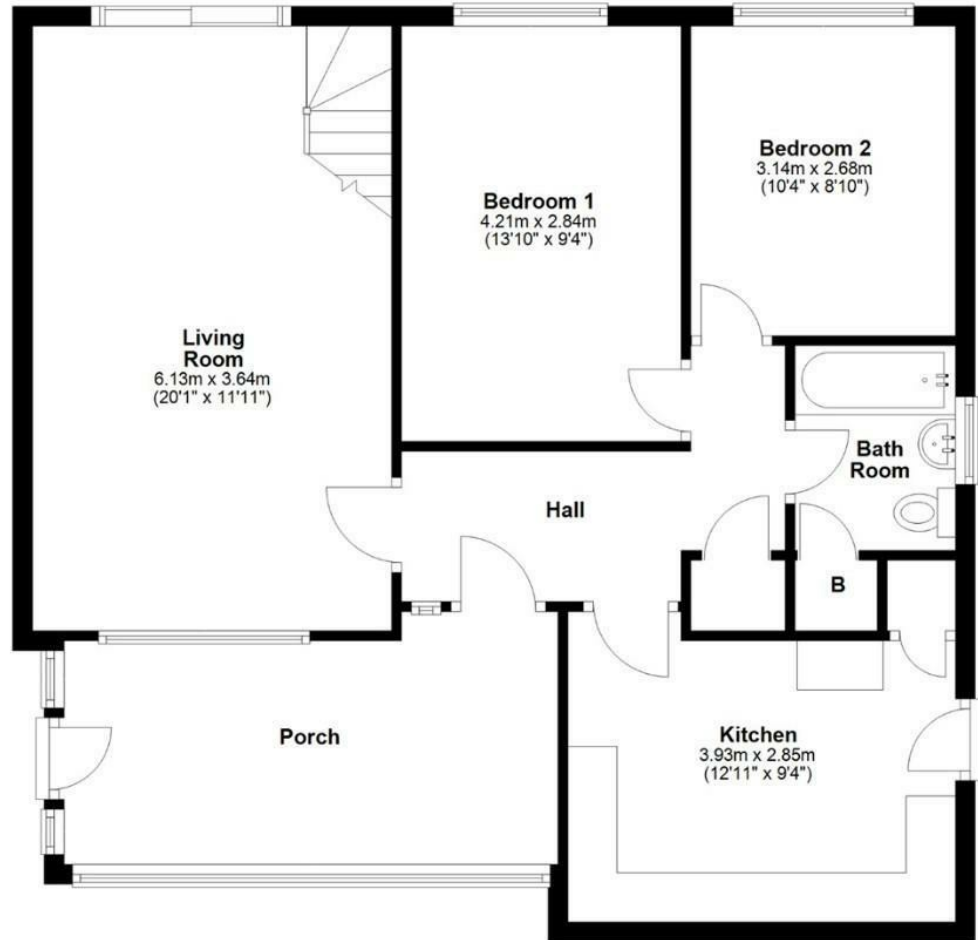
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

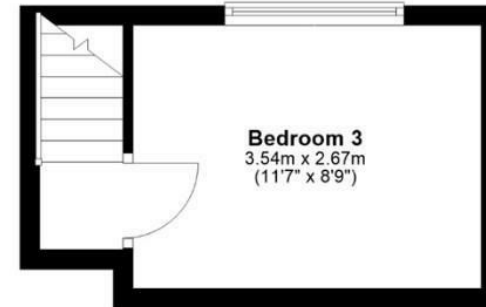
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



### Ground Floor



### First Floor



Approx. gross internal floor area 93 sqm (1000 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

