

The Old Farmhouse Manor Road, Little Shelford, Cambridge, CB22 5HF

Guide Price £1,750,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 800860

A RARE OPPORTUNITY TO ACQUIRE A HANDSOME BAY-FRONTED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT AND SET WITHIN PRIVATE GARDENS AND GROUNDS OF 0.7 ACRES, ENJOYING A WONDERFUL TUCKED-AWAY PRIVATE ROAD POSITION WITH NO ONWARD CHAIN.

- 1950's bay-fronted house
- 5 bedrooms, 3 bathrooms, 3 reception rooms
- Mature gardens and grounds of 0.7 acres
- Wonderful private road position
- EPC - E/53
- 2333 Sqft/216 Sqm
- Extended and beautifully presented
- Double garage and cart port with adjoining hobby room
- Oil fired central heating
- Council tax band -G

The property enjoys a wonderful secluded position, tucked away at the end of Manor Road which runs adjacent to All Saints Church; a beautiful Grade II listed building dating back to the 12th century and enjoying panoramic views over countryside. The current owners have resided at the property for some twenty years and in that time have transformed the house and gardens in spectacular fashion. The attractive timber built double garage with adjoining car port and hobby room are the latest edition together with a generous gravelled parking area, all secured behind a five-bar gate for maximum seclusion.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, attractive parquet flooring which leads to an inner reception hall with fitted book-shelving and a cloakroom/WC just off. Both bay-windowed reception rooms enjoy a sunny dual aspect with feature fireplaces and solid wood flooring. The study is fitted with bespoke hand crafted book-shelving and storage cupboards. The heart of this beautiful home is the open-planned kitchen/breakfast/family area; a wonderful family space with superb views over the garden on three sides. The kitchen area is fitted with bespoke cabinetry, solid wood working surfaces with inset double ceramic sink unit, mixer tap and drainer and a central island/breakfast bar. There is a rangemaster range style cooker, extractor and space for an American style fridge/freezer and dishwasher. The family room area boasts an Esse wood stove making winter evenings all the more cosy, and there is also an air conditioning unit for the warmer months. Just off is a handy utility room with matching cabinetry and work surfaces plus space for the usual white goods and a free standing oil fired central heating boiler.

Upstairs, off the galleried landing are five bedrooms, four doubles, and one single. Two of which boast bay windows including the master bedroom with walk-in closest, an en-suite bathroom and air conditioning unit. There is a luxury four-piece family bathroom and a separate shower room.

Outside, the property is found at the end of a private road where a five-bar gate provides access to the generous gravelled area which provides parking for numerous vehicles. The double garage boasts two electric up and over doors, power and light connected with adjacent car port and a large hobby room, ideal for those working from home. The property is nestled within gardens on all sides, including formal lawns with well stocked flower and shrub borders and beds, a brick-built raised fish pond, water feature and neat box hedging. There is a further large pond flanked by decking, the perfect place for summer evening entertaining. There are several paved terraces including one with a pergola and external power point, a wide and varied selection of specimen and fruit bearing trees, wild life meadow, chicken coop, greenhouse, timber shed, workshop and all backing onto farmland on three sides.

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, butcher, baker and delicatessen, supermarkets and highly regarded local primary school. 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: electricity and water. Oil fired central heating. Private drainage - septic tank which is £125 per annum to empty

Statutory Authorities
South Cambridgeshire District Council
Council tax band -G

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

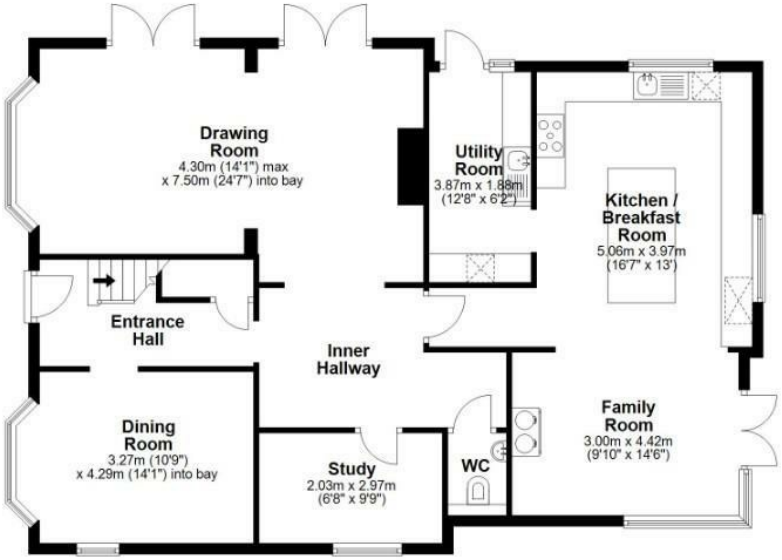





TEA

Ground Floor

Approx. 113.6 sq. metres (1222.7 sq. feet)



First Floor

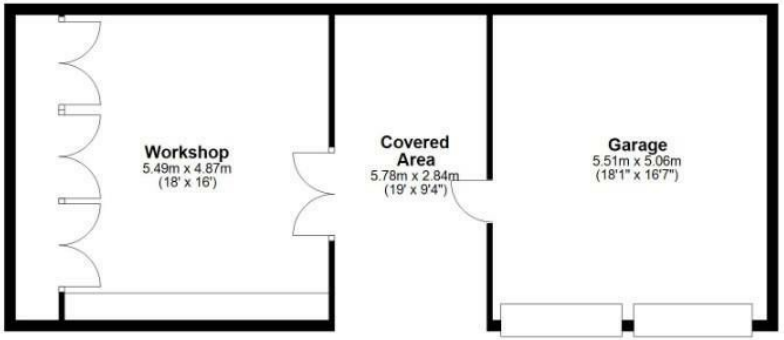
Approx. 103.2 sq. metres (1111.0 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

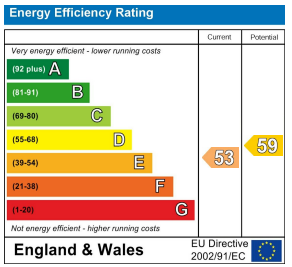
Plus outbuildings, approx. 77.2 sq. metres (830.9 sq. feet)



Main area: Approx. 216.8 sq. metres (2333.7 sq. feet)

Plus outbuildings, approx. 77.2 sq. metres (830.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.















