



1 Sladwell Close, Grantchester, Cambridge, CB3 9NP

Guide Price £795,000 Freehold



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**AN EXTENDED AND MUCH-IMPROVED SEMI-DETACHED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT, SET WITHIN A PRIVATE GARDEN WITH VIEWS OVER FIELDS AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 4 bedroom extended semi-detached house
- 0.10 acre plot
- Refitted family bathroom and ground floor shower room
- Off road parking
- Council tax band-C
- 1600 sqft/149 sqm
- Refitted kitchen and utility room
- Oil fired central heating to radiators
- EPC-D/65

The property occupies a tucked-away corner of cul-de-sac position adjacent to the village recreation ground with wonderful far-reaching views over fields to the rear. The current owner has transformed the property with a programme of expansion and refurbishment resulting in beautifully presented and spacious accommodation, all extending to 1600 sqft. In brief the accommodation comprises a welcoming entrance hall with stairs to first floor accommodation and attractive porcelain tile flooring.

There are two reception rooms, both stylishly decorated and overlooking the rear garden plus a conservatory with patio doors to the garden. The kitchen/breakfast/family room is very much at the heart of this beautiful home, fitted with a range of contemporary cabinetry, ample fitted working surfaces with inset one and a half ceramic sink unit with mixer tap and drainer and a matching central island/breakfast bar. There are a range of integral appliances and these include a four ring induction hob, oven, extractor, fridge/freezer, dishwasher and all are complemented by porcelain flooring. Just off the kitchen is a utility room fitted with matching cabinetry and work surfaces with space for the usual white goods. Beyond the utility room is a luxury refitted shower room incorporating a tiled shower cubicle, vanity wash hand basin, low level WC and attractive wall and floor tiles.

Upstairs, off the generous landing, with potential study area are four good sized bedrooms, a luxury refitted bathroom with both bath and shower and a separate WC, all fitted with designer sanitary ware.

Outside the property is set back and screened from the road with a gravel driveway which provides parking for several vehicles, with gated side access. The south-facing rear garden is laid mainly to lawn with a generous paved patio, flower and shrub borders, a selection of specimen trees, with views to fields and the Mare Way ridge. All is enclosed by fencing and enjoys good levels of privacy.

**Location**

Grantchester lies close to the City in the valley of River Cam and is separated from the City by Grantchester Meadows. The edge of the built up part of the City at Newnham is less than a mile distant and the village is surrounded by open countryside across which there are some wonderful walks. Just 2 miles south west of the University Centre the village is one of the most sought after areas around Cambridge and is ideally placed for access to the main road network, the M11 (Junction 12) and the A14, both within just a minutes drive. Primary school education facilities are available in nearby Barton and secondary at Comberton Village College, although most of the better schools in Cambridge are within easy reach. There are also four well regarded Public Houses.

**Tenure**

Freehold

**Services**

Mains services connected. include: electricity, water and mains drainage. Oil fired central heating

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - C

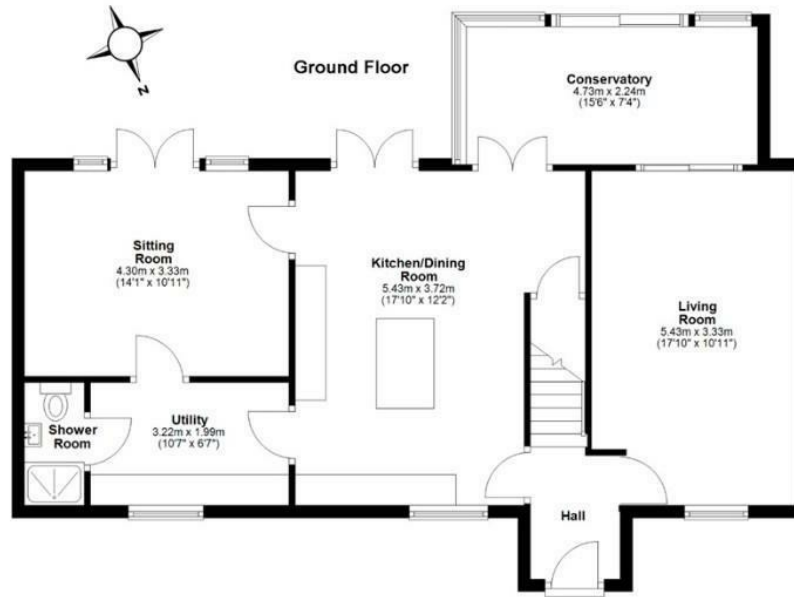
**Fixtures and Fittings**

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





Approx. gross internal floor area 149 sqm (1600 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(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.

