

GRAY TOYNBEE

Tree Cottage, 7 Bar Lane

Stapleford, CB22 5BJ

Guide price £525,000

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- Grade II Listed detached home
- 4-minute cycle to Shelford Station
- West-facing garden
- 3 bed, 1 bath, 3 recep
- Close to Stapleford Granary, Wandlebury and The Gog
- Excellent local schooling







A charming home of 1150 sqft / 106 sqm, set in private well-tended gardens in the heart of Stapleford, just 0.8 miles from Shelford Station, and a 5-minute walk from Stapleford Granary.

This detached early 19th century cottage has served as a family home for 27 years. Every addition to the property has been considered to ensure the period features weren't compromised.

Exposed beams, original doors, and sash windows sit alongside a sympathetically updated kitchen. Recessed double doors from the dining room lead to an outdoor terrace, whilst an inglenook fireplace brings warmth and character to the living room.

Upstairs are three bedrooms served by a bathroom, with two sets of stairs back to the ground floor accommodation.

Outside the side and rear gardens are well tended and stocked with an array of shrubs, beds and fruit bearing trees. The west-facing terrace is well suited to alfresco dining during the warmer months. There is also a timber shed with power and lighting.









Stapleford is a popular village located just 4 miles south of the City. Usual facilities are available including a general store, garage, hairdresser, and additional shopping is available in Great Shelford.

There is a bus service and a mainline station (0.8 miles) in Great Shelford serving both London and Cambridge. The village is well placed for access to the M11 and Stansted airport. There is a recreation ground, tennis court and excellent walks are available, in particular the Roman Road circular walk and historic Wandlebury. The Gog Magog Golf Course is also nearby.

Stapleford Granary, a vibrant arts and culture venue offers music, art exhibitions and educational events, as well as a cafe and a pop-up bar. Strawberry Fields also has a restaurant and bar, with the option of al fresco dining in the summer months, as well as private dining options.

There is a local village school and Sawston Village College is about 3 miles away.





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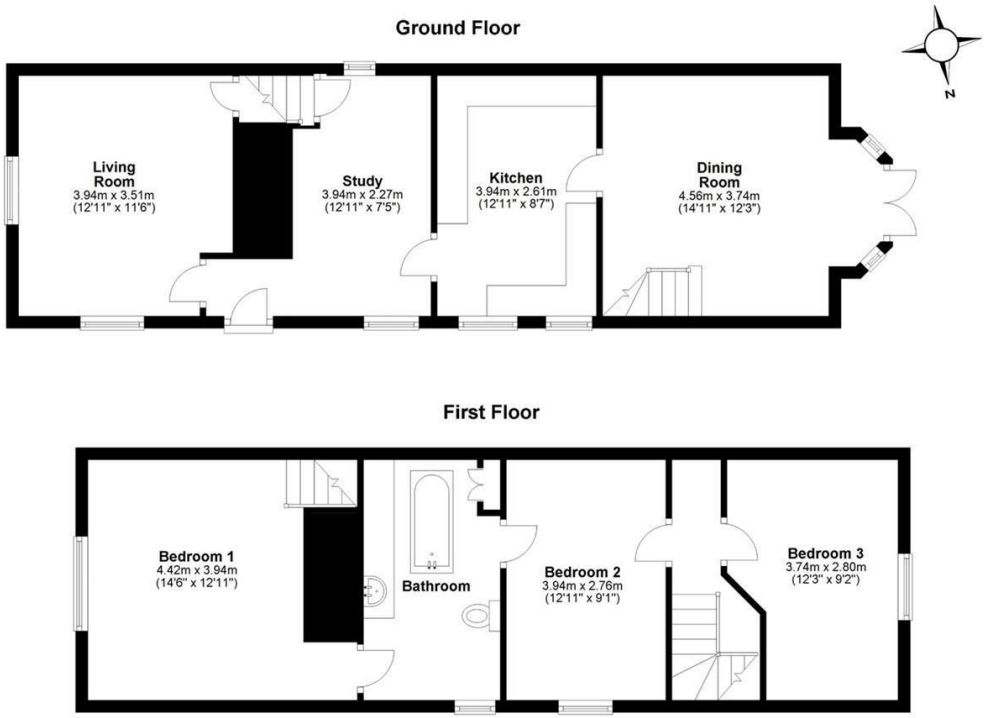

Approx. gross internal floor area 106 sqm (1150 sqft)



Tenure: Freehold
Council tax band: D

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