




ASPEN HOUSE
Great Shelford, Cambridge



AWARD-WINNING HOME WITH INDOOR POOL

Set in a private residential lane, this award-winning home offers generous, flexible living. It also benefits from an impressive indoor pool and leisure complex, private landscaped gardens, and a double garage.

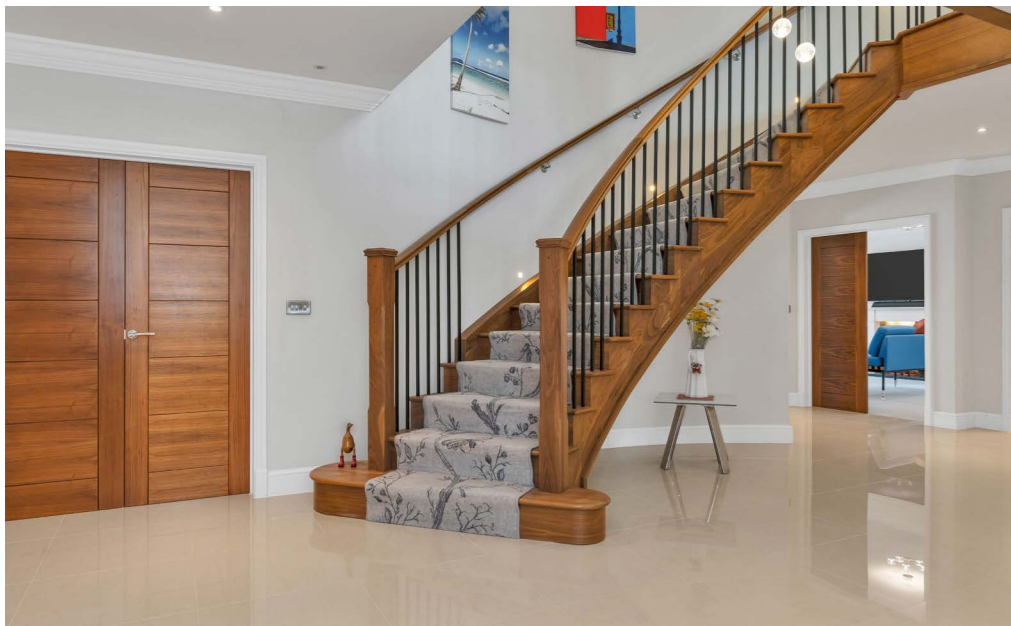
			EPC
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Local Authority: South Cambridgeshire District Council

Council Tax band: G

Tenure: Freehold

South Cambridgeshire District Council



THE PROPERTY

Aspen House was built by Fairfield Homes and won the 2017 award for single-building development of the year. The current vendor has since extended and upgraded the property to an exacting standard, creating a versatile home ideal for multigenerational living. Finished in a contemporary style, it features underfloor heating to the ground floor and Mitsubishi Zen air conditioning to key rooms. A standout feature is the impressive reception hall with its bespoke walnut helical staircase.

The heart of the home is the kitchen/dining room, fitted with granite worktops, Rangemaster cooker, Neff integrated appliances and a central island beneath a vaulted ceiling. The dining area gives direct access to a covered terrace onto the garden.



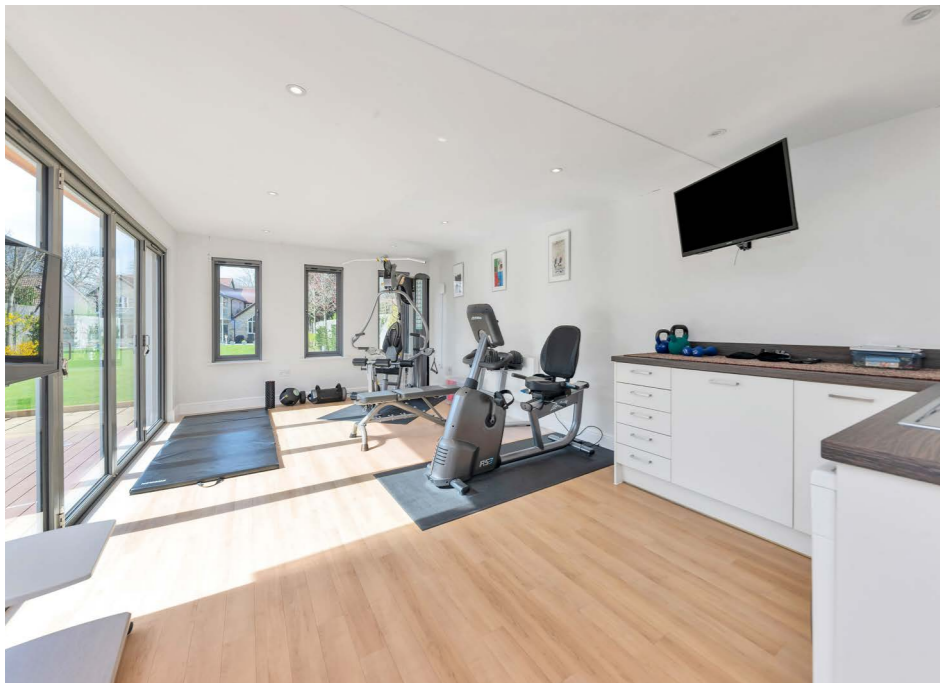
RECEPTION ROOMS AND UPSTAIRS

The property offers a range of well-proportioned reception rooms, including a games room with garage access, a music room with garden views, a living room opening to the orangery, and a study/bedroom 5 with en suite. A utility room and side entrance provide annexe potential.

Upstairs, a galleried landing serves five en suite double bedrooms, including two principal suites with dressing areas, one with a covered balcony overlooking the garden. The second floor offers excellent storage and scope for further accommodation, while a lift to the first floor enhances accessibility.







OUTSIDE

Outside, the landscaped gardens extend to over 600 sq m of lawn, complemented by mature planting for year-round colour. The frontage provides extensive gated parking and access to a double garage. There is also a basketball court and a powered garden shed.

At the rear is a luxury indoor pool complex (12m x 4m) by Origin Leisure, with jacuzzi, advanced filtration, temperature control, integrated AV system and shower facilities. This is complemented by a sauna room, leisure space, treatment room, fully equipped gym and changing facilities with underfloor heating.

Additional features include an app-controlled irrigation system, high-speed fibre broadband, whole-property Wi-Fi, comprehensive CCTV security and a private road maintained by the residents' association.





SITUATION

Great Shelford is a sought after village located approximately 4 miles to the south of Cambridge. The village benefits from a range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher. Ideally placed for commuters into Cambridge and London via the villages train station, also with easy access to the M11 linking to the A14 and M25.





Approximate Gross Internal Area = 488.2 sq m / 5254.5 sq ft
Plus outbuildings, approx 165.2 sq m / 1789.4 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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