

Redevelopment at 32 Hauxton Road, Little Shelford, Cambridge, CB22 5HJ



A rare opportunity to acquire a bungalow offered with detailed planning consent for a replacement detached two storey, five bedroom home of around 2,300 sqft backing on to farmland.

Guide Price £600,000 Freehold



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 a pub/restaurant, village hall and a church. The adjoining village of Great Shelford (1 mile) provides a full range of local facilities including a health centre, post office, bank, butcher, baker and delicatessen and two supermarkets.

Great Shelford station provides a regular service to Cambridge (10 minutes) and connects to the 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, the 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.

PLANNING

Detailed planning consent was granted for the "Construction of a self/custom build two storey, 5-bed detached dwelling and double garage, following the demolition of the existing Bungalow and Garage" by South Cambridgeshire District Council Ref 25/02848/FUL on 26th November 2025. The planning documents and plans referred to are available from the Greater Cambridge shared planning website (www.greatercambridgeplanning.org) or on request from our offices.

The property once built, will offer generous accommodation set across two floors and comprising: entrance hall, open-plan kitchen/dining/family room, separate living room, study, utility room, five bedrooms, two en-suite facilities, family bathroom.

The property will further benefit from being energy efficient and sustainable, having been designed to achieve 'A' Energy Rating through the use of renewables and the implementation high-efficient technologies such as timber-frame / SIPs construction, air-source heat pump, mechanical heat recovery etc.

Outside, the property is set back from the road with garden and double garage, along with parking for several cars. There is a generous garden to the rear offering a good degree of privacy and overlooking farm land to the rear, along with a large patio area.

SERVICES

The buyer should satisfy themselves as to services, however it is understood mains services are connected to the current dwelling including: gas, electricity, water and mains drainage.

POSTCODE

CB22 5HJ

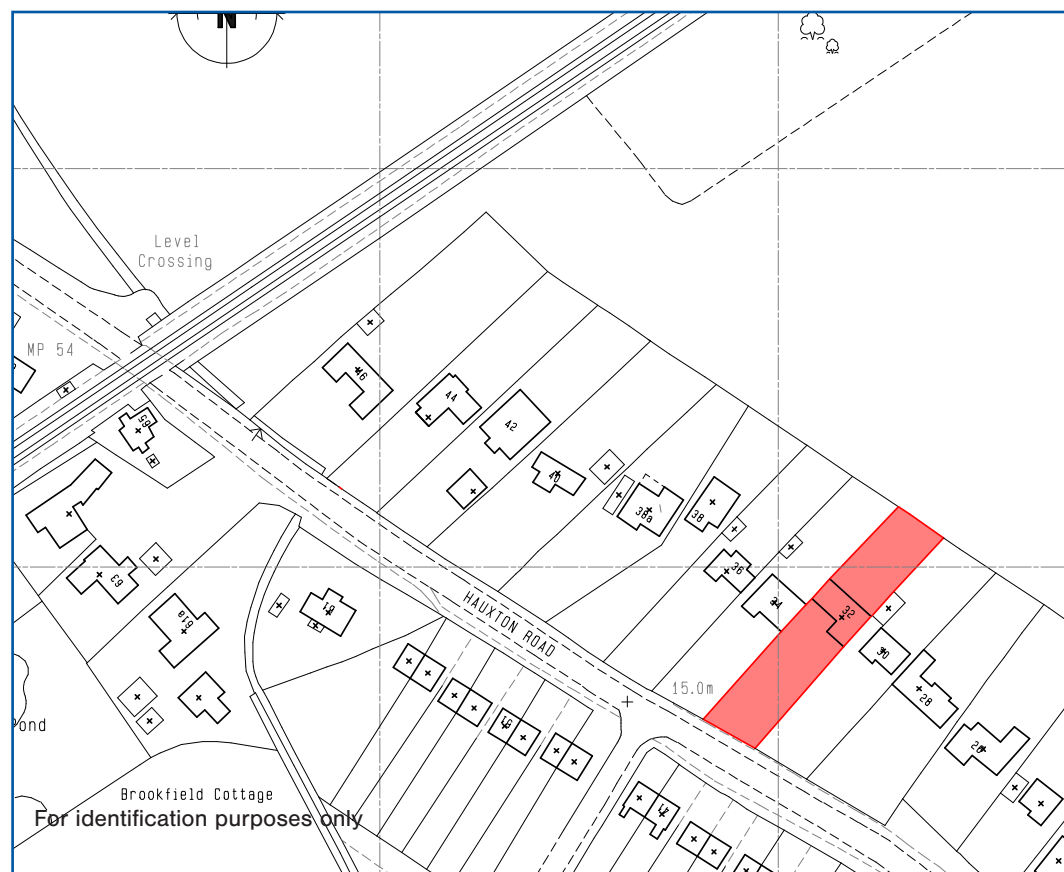
STATUTORY AUTHORITIES

South Cambridgeshire District Council

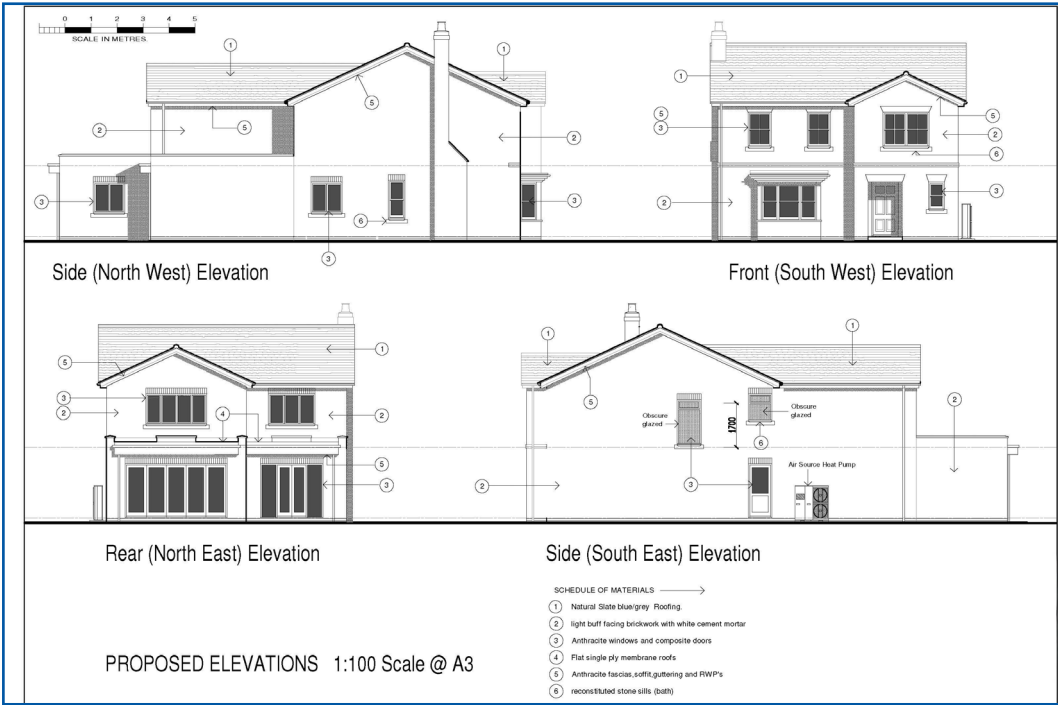
VIEWING

All viewings are strictly by appointment only through the vendors sole agent, Redmayne Arnold & Harris.

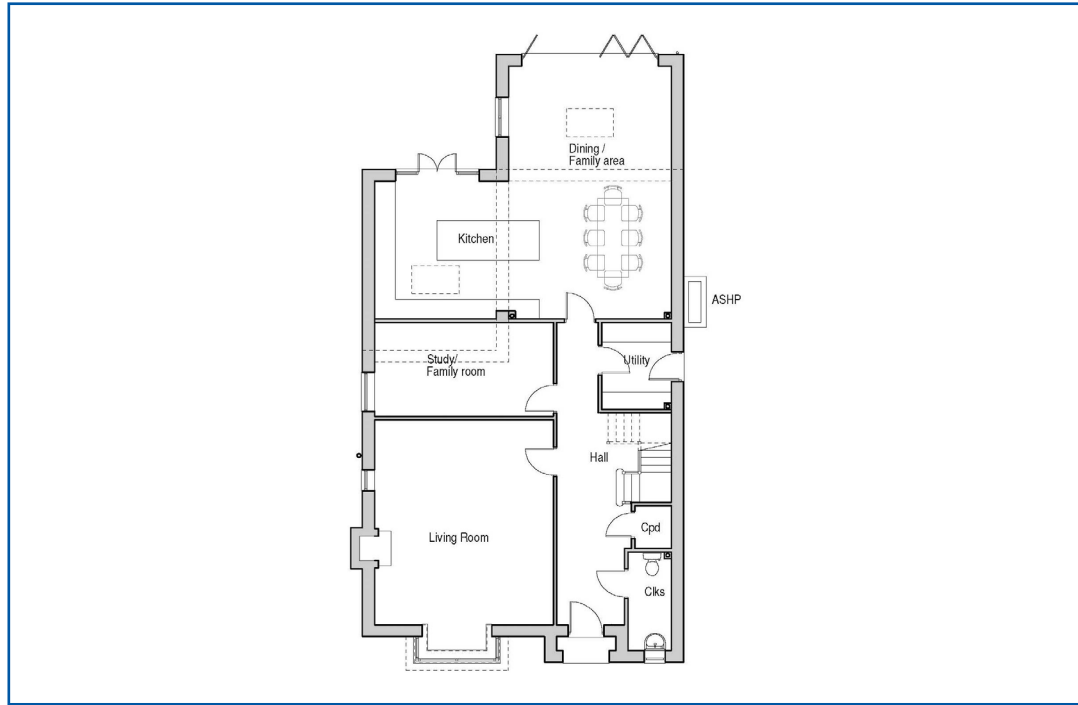
These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view, please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



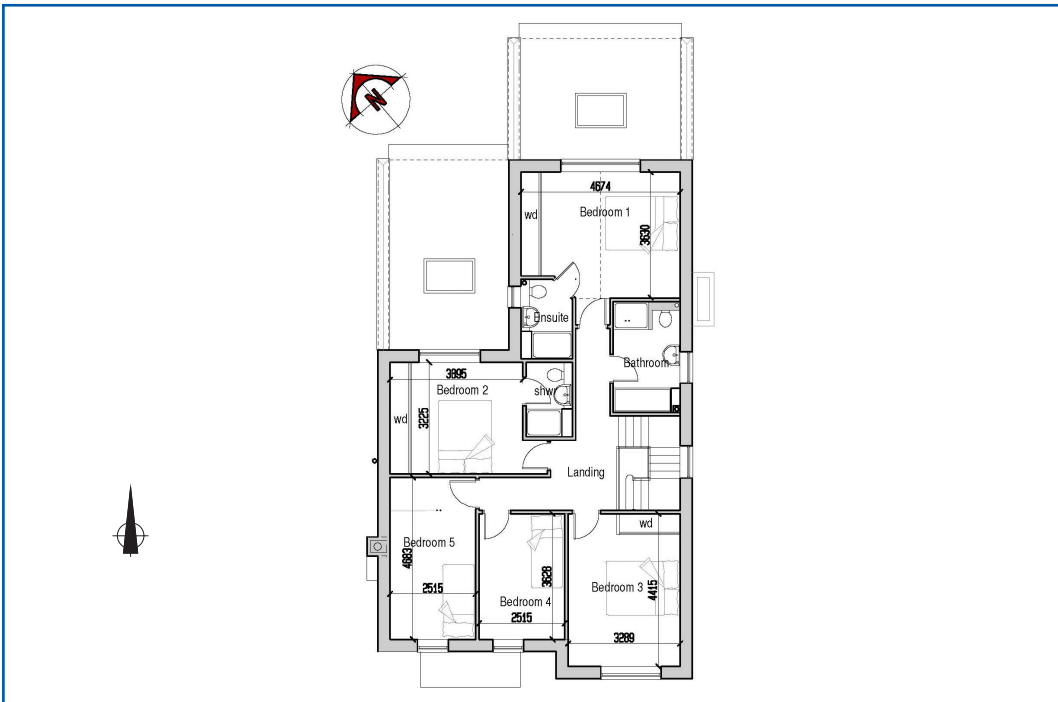
Proposed Elevations



Ground Floor Plan



First Floor Plan



Proposed Site Plan





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