



LEY GROVE COTTAGES

Ley Grove Cottage, Whittlesford Road, Little Shelford  
Little Shelford, CB22 5EX

Guide price £335,000

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# Ley Grove Cottage

Whittlesford Road,  
Little Shelford, CB22 5EX

- 1150 sqft / 107 sqm
- off-street parking
- No onward chain
- oil-fired central heating
- Septic tank
- Shelford Station (1.5 miles)

An extended cottage with two garden plots, one with a summerhouse overlooking open countryside & one used as an allotment. The property has parking & is for sale with no chain.

This rural house dates from around 1920 & is situated in a row of just 9 houses between Little Shelford & Whittlesford. The house would benefit from some updating in areas, yet serves as an exciting opportunity to acquire a versatile home just a few miles south of the city boundary & within easy reach of Shelford Station.

On the ground floor are two reception rooms, the living room benefitting from southerly aspects & a feature fireplace. The kitchen has been fitted with a basic range of units, offers a larder & leads to a rear porch with access to a small courtyard.

Upstairs the bedrooms & bathroom are arranged over two floors. There are plenty of storage solutions, including a tool shed just beyond the rear courtyard with power, lighting & a Velux window, directly behind the house.

The property is set back behind a picket fence & open-plan garden with a pathway to the main entrance. A shared access to the side of the terrace leads to an allocated parking space for 1 vehicle.





The rear garden beyond the parking space has a number of fruit bushes including gooseberry & redcurrants & tapers down to the foot of the plot. There are two further parcels of garden land, one with a summerhouse & the other a previous working allotment.

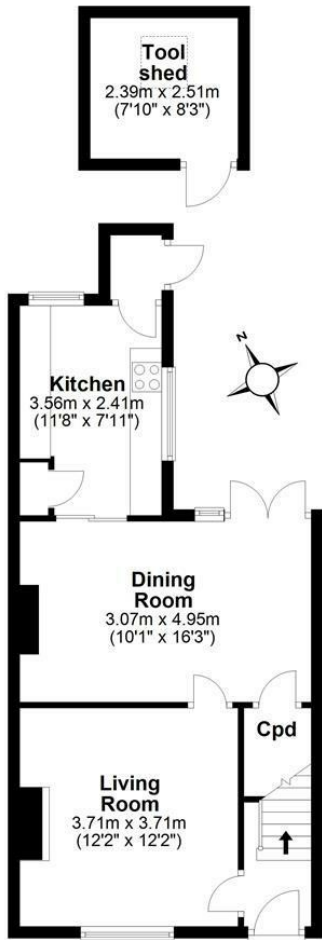
Little Shelford is largely a conservation area & as such enjoys the distinction of being one of the county's most sought after villages. It lies a few miles south of Cambridge & is surrounded by some of the best countryside in the area over which there are many walks.

The main shopping centre of Woollards Lane in Gt Shelford is a 10-minute cycle from the property where can be found various eateries, a pharmacy, bakers, Tesco express & a delicatessen. Great Shelford Station has fast trains where London can be reached in 1h 17m. The M11 is also nearby.



## Ground Floor

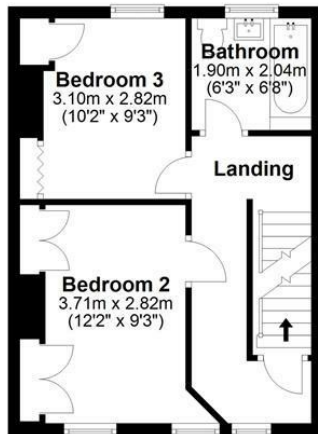
Main area: approx. 43.9 sq. metres (472.8 sq. feet)  
Plus outbuildings, approx. 6.0 sq. metres (64.6 sq. feet)



Main area: Approx. 106.9 sq. metres (1150.3 sq. feet)  
Plus outbuildings, approx. 6.0 sq. metres (64.6 sq. feet)

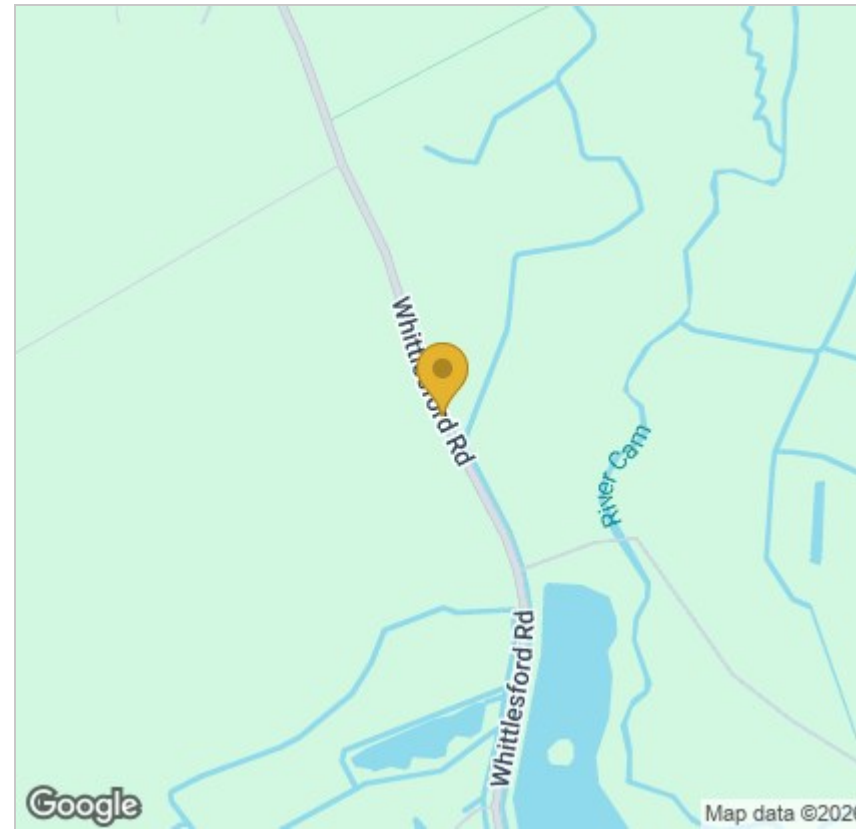
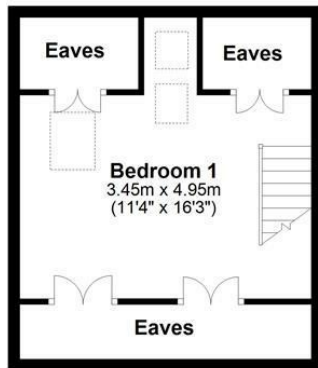
## First Floor

Approx. 34.1 sq. metres (367.4 sq. feet)

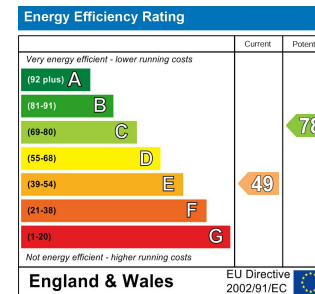


## Second Floor

Approx. 28.8 sq. metres (310.1 sq. feet)



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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