

26 High Street, Shepreth, Royston, SG8 6PP

Guide Price £987,500 Freehold

REDMAYNE ARNOLD & HARRIS

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Meadow Thatch

26 High Street, Shepreth, Cambridgeshire

Key Features

- Exceptional detached Grade II Listed village house
- Historic core believed to date from 1607
- Approximately 3,122 sq ft of wonderfully versatile accommodation
- Five bedrooms and five reception rooms within the principal house
- Independent one-bedroom annexe
- Three staircases offering unusual flexibility and privacy
- Mature, secluded, southwest-facing gardens of approx. 0.35 acres
- Generous private driveway with ample off-road parking
- Views towards open countryside and woodland
- Within easy walking distance of Shepreth station
- Direct rail services to Cambridge and London King's Cross
- No onward chain

About this property

Occupying a particularly attractive position in the heart of Shepreth, this handsome detached Grade II Listed house combines the character of a historic village home with the space and flexibility required for modern family life.

The earliest part of the house is believed to date from 1607, with two later wings bringing higher ceilings, generous living space and abundant natural light. Exposed oak timbers, substantial fireplaces, original windows, restored floorboards and exposed brickwork sit comfortably alongside thoughtfully updated interiors.

Extending to approximately 3,122 sq ft, the accommodation is arranged across three distinct sections, each served by its own staircase. This unusual arrangement offers considerable versatility and privacy for family members, guests or those working from home.

A bespoke arched timber door opens into the welcoming reception hall. The original drawing room, currently used as a playroom, has an impressive inglenook fireplace and exposed timbers. The elegant sitting room is centred around an open fireplace and opens onto the garden through Crittall-style glazed French doors. At the opposite end it adjoins the generously proportioned dining room, beyond which the snug provides an intimate space for reading, music and retreat. Elsewhere, a light-filled conservatory provides the fifth reception room, with double doors onto the garden and an attractive position from which to enjoy the afternoon sun.

The kitchen is fitted with painted cabinetry, extensive work surfaces and separate pantry and larder cupboards. A Stoves hob and double oven are complemented by space for a substantial table, while windows overlook the garden. A separate laundry room sits between the principal house and the annexe.

The dining room staircase rises to the master bedroom, which occupies its own part of the first floor and has an en suite bathroom and garden views. A further staircase within the original thatched section leads to three additional bedrooms and a family bathroom.

Two bedrooms have recently been restored with beautifully executed bespoke joinery. One features an elevated bed within an arched alcove, with generous integrated storage below. The adjacent bedroom also incorporates extensive fitted joinery. Together with the separate guest suite, the principal house provides five bedrooms and three bathrooms.

The self-contained one bedroom annexe adjoins the main house and includes a fitted kitchen, double bedroom, bathroom and conservatory opening onto the grounds. Internal access connects it to the principal house, while its independent arrangement is particularly well suited to extended family, guests, older children or private working accommodation.

Outside

The house is set well back from the High Street behind a broad gravelled driveway, providing extensive private parking.

The mature southwest-facing rear garden extends to approximately 0.35 acres and is principally laid to lawn, framed by herbaceous borders, flowering shrubs and mature fruit trees.

A distinctive semicircular terrace of apricot quartz pebbles is embraced by raised flower beds, providing a sheltered setting for outdoor dining. A timber garden store and substantial wood store offer useful storage. Recently installed horizontal close-board fencing affords privacy, while views towards fields and woodland connect the garden with the countryside beyond.

Location

Shepreth is an attractive and well-connected South Cambridgeshire village, surrounded by open countryside yet ideally placed for Cambridge, the Biomedical Campus and London. Shepreth station is approximately six minutes' walk away, with direct services to Cambridge and London King's Cross. Typical journey times are around 12 minutes to Cambridge and one hour to London. Cambridge South station provides direct rail access to Addenbrooke's Hospital and the wider Biomedical Campus. The Plough, a short walk along the High Street, hosts live music, community events and the annual village beer and music festival. The Green Man at Frog End offers a further local pub with a family-friendly garden. Hot Numbers Roastery is a much-loved village destination serving freshly baked bread, pastries and cooked breakfasts, with coffee roasted on site. Shepreth Wildlife Park is also close by. An extensive network of footpaths includes an attractive walk across the fields to Barrington and The Royal Oak, overlooking the village green. Barrington, Melbourn and Great Shelford provide a broader range of everyday amenities. Nearby primary schools include Barrington Church of England Primary School and Haslingfield Endowed Primary School. Cambridge offers an exceptional choice of independent schools, including St Faith's, The Perse School, Stephen Perse Cambridge, The Leys and St Mary's School, Cambridge. The city is readily accessible by road, school bus or direct train. Road connections are excellent, with convenient access to the A10, M11 and wider regional road network. All distances and journey times are approximate.

Tenure

Freehold

Services

Mains services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council Tax Band - G

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.






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Local Information

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ASTRID


A B C D
E F G H
I J K L
M N O P
Q R S T
U V W X
Y Z



Total area: approx. 290.1 sq. metres (3122.2 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

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.





ANNEXE





