



5a Red Hill Close, Great Shelford, Cambridge, CB22 5JP
Guide Price £1,250,000 Freehold



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01223 800860

AN EXCEPTIONAL, NEWLY BUILT FOUR-BEDROOM HOME OCCUPYING A PARTICULARLY APPEALING POSITION ON RED HILL CLOSE, COMBINING STRIKING CONTEMPORARY ARCHITECTURE, BEAUTIFULLY CONSIDERED INTERIORS AND FAR-REACHING VIEWS ACROSS THE ADJOINING COUNTRYSIDE.

- Exceptional brand new detached property
- 4 bedrooms, 3.5 bathrooms, 2 reception rooms
- Kitchen/diner/family room 11.94m in length
- Private driveway parking
- Convenient for Addenbrooke's and Cambridge South Station
- 2479 sqft / 230 sqm
- Principal bedroom with roof terrace
- Gas-fired heating to radiators & underfloor
- Air conditioning to principal rooms
- Unique, corner plot with far-reaching farmland views

Finished to an impeccable standard throughout, the property extends to approximately 2,479 sqft (230.3 sqm) and has been designed with an emphasis on space, natural light and modern efficiency. An EPC rating of B, underfloor heating throughout the ground floor, air conditioning to every principal room and the reassurance of a 10-year Build-Zone warranty further underline the quality and specification of this impressive home. There is considerable attention to detail with quality Grohe sanitaryware, LED bluetooth bathroom mirrors with built-in speakers, Cat6 USB sockets, and screwless switches and sockets. The property is also ready to take CCTV.

The centrepiece of the ground floor is the superb open-plan kitchen, dining and living room, extending to almost 12 metres in length. This wonderfully sociable space is flooded with natural light, with large glazed doors and a set of bifolding doors opening directly onto the garden and creating an excellent connection between the house and its surroundings.

The contemporary kitchen is fitted with a range of sleek cabinetry, quartz worktops arranged around a substantial island and fitted with an excellent range of integrated appliances, including NEFF induction hob, extractor, microwave and ovens, together with a Samsung American-style fridge/freezer.

The ground floor accommodation is notably versatile. In addition to the principal open-plan living space there is a separate sitting room and a family room, allowing for both formal and informal entertaining, home working or children's space. The ground floor layout particularly suits multi-generational living. Storage space is available in the attic space above this level. A well-appointed utility room, separate WC and welcoming entrance hall complete this floor.

Upstairs, of particular note is the principal bedroom, which is an impressive room with an en suite shower room and access to a private roof terrace, from which the open outlook can be particularly well appreciated. Extensive glazing and rooflights make excellent use of the property's elevated position and bring an abundance of daylight into the first-floor accommodation.

The interiors have a crisp, contemporary character, with large-format flooring, oak internal doors and sleek bathroom fittings complementing the clean architectural lines. Of particular note are the dramatic areas of glazing, including the impressive full-height window in one of the first-floor bedrooms, framing the far-reaching field views beyond.

Outside, the house is approached over an expansive paved frontage providing generous off-street flood-lit parking and a 3 phase 21 kW EV charger. The combination of traditional brickwork and dark contemporary cladding gives the property a distinctive yet understated appearance. To the rear is an enclosed garden with lawn and terrace, arranged to take advantage of the property's exceptional open aspect across neighbouring fields. There is also external lighting around the property and an external tap.

Location

Great Shelford is a well-regarded village just south of Cambridge, offering an excellent range of local amenities including shops, bakery, butcher, delicatessen, pharmacy, Post Office, library, restaurants and traditional pubs. There is also a sought-after primary school, health centre, dentist and a range of sporting and recreational facilities.

The property is particularly well placed for access to the Cambridge Biomedical Campus and the new Cambridge South Station, with services to London King's Cross and Liverpool Street. Addenbrooke's Hospital is less than 2 miles from the property, Cambridge city centre about 3 miles away and Waitrose a convenient 15 minute walk. The area offers easy access to the M11, local bus services and many cycle routes.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council.

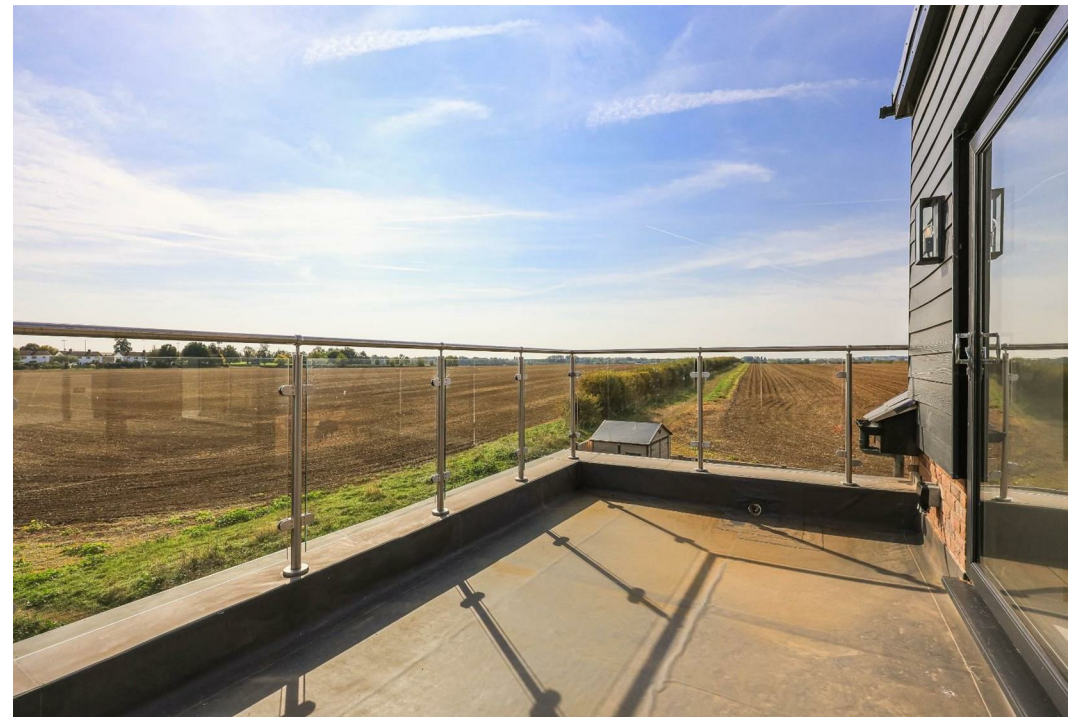
Council Tax Band - G

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.







Main area: Approx. 230.3 sq. metres (2479.0 sq. feet)
Plus roof terrace, approx. 14.7 sq. metres (158.5 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

