



15 Westfield Road, Great Shelford, Cambridge, CB22 5JW  
Guide Price £575,000 Freehold



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**AN EXTENDED, SINGLE-STOREY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT WITH PLANNING PERMISSION FOR FURTHER ENLARGEMENT. SET WITHIN A MATURE AND PRIVATE GARDEN WITH AN EXTERNAL OFFICE / STUDIO AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 1960's detached single-storey residence
- Large well-equipped kitchen /dining room
- Sitting room with wood burning stove
- 850 sqft / 78 sqm
- Gas-fired central heating & solar panels
- Plot size - 0.12 acres
- Driveway parking
- EPC - B
- Mature garden with external office
- Planning permission for further expansion

The property enjoys a pleasant no-through road position, conveniently placed for Cambridge City centre, Addenbrooke's Medical Campus and Great Shelford's thriving village centre. The current owners have transformed the property with a programme of expansion and refurbishment resulting in well-planned and beautifully presented accommodation. The property boasts an excellent EPC rating of 'B' making the property both carbon footprint friendly and cost efficient to run with an income of £850 to £900 per annum from the solar panels. Furthermore, there is ample parking, a large mature garden and most recently an attractive cedar clad office / studio has been constructed. There is currently approved planning consent for a rear extension and a lapsed permission for an extension to the front.

The accommodation comprises a spacious, welcoming vaulted hallway with a dining/study area. There are two double bedrooms and a modern shower room. The sitting room boasts an open fireplace with an inset, cast iron woodburning stove, fitted storage cupboards, book shelving plus French doors out to the garden. The kitchen / dining room is very much the heart of this beautiful home, fitted with attractive cabinetry, ample, solid oak working surfaces with an inset one and a half sink unit, mixer tap and drainer, integrated full fridge and freezer, space for a range-style cooker with an extractor hood over plus space for a washing machine and dishwasher. There is attractive Karndean flooring running through much of the property.

Outside, the gravel driveway provides parking for two to three cars and a neat lawned area with a paved pathway to the front door. Secured gated access leads to the rear garden, which boasts a generous, paved patio, a lawned area with well-stocked flower and shrub borders and beds with a wide and varied selection of trees and bushes, a recently constructed studio / home office measuring 4m x 3m with power and light connected plus internet connection, making it an ideal space for those that work from home or require a hobby area. Beyond is a further patio with bespoke fitted seating and a large vegetable, herb and fruit garden with raised planters, garden shed, greenhouse and potting shed.

#### **Location**

Great Shelford is a sought-after village just to the south east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

#### **Tenure**

Freehold

#### **Services**

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

#### **Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band - D

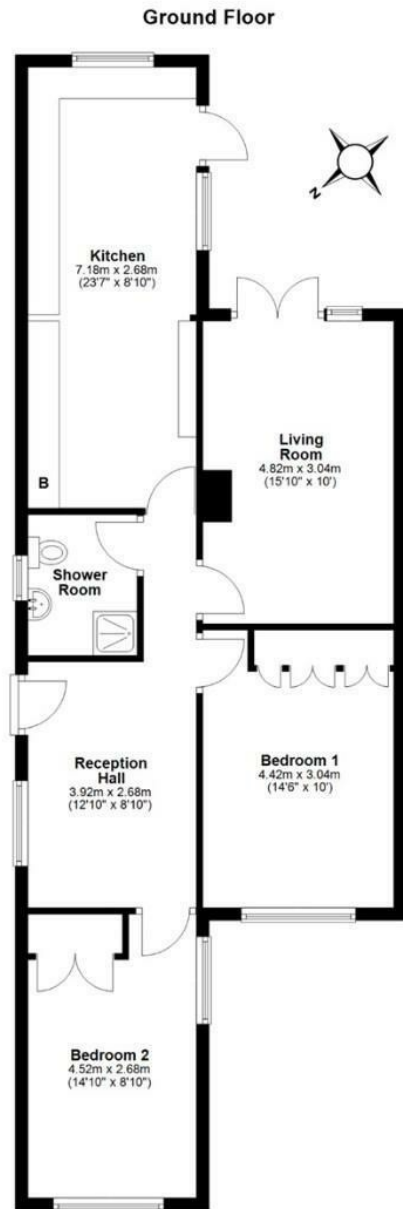
#### **Fixtures and Fittings**

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.





Approx. gross internal floor area  
**Bungalow 78 sqm (850 sqft)**  
**Studio 13 sqm (140 sqft)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	88	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



