



11 Courtyards, Little Shelford, Cambridge, CB22 5ER
Guide Price £720,000 Leasehold - Share of Freehold



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AN ATTRACTIVE ARCHITECT-DESIGN, DETACHED FOUR-BEDROOM HOUSE, OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION, SET WITHIN A GENEROUS, MATURE GARDEN, TUCKED AWAY WITHIN THIS PEACEFUL CUL-DE-SAC LOCATION.

- 4 bedroom detached house
- 1623 sqft/150sqm
- 1 bathroom, 2 vaulted reception rooms with mezzanine above
- Built in 1965
- 0.11 acre plot
- Gas fired central heating to radiators
- UPVC windows
- EPC-F / 37
- Council tax band-E
- 2 single garages en bloc

The property enjoys a wonderful, tranquil position, tucked away to the rear of this sought-after residential development, backing onto a pleasant wooded area and siding onto the village recreation ground. The property was constructed in 1965, one of only three of this particular house type with vaulted ceilings and full height picture window, both bathing the property in natural light.

The accommodation comprises a welcoming reception hall with Herring-bone Parquet flooring, views over the rear garden and a cloakroom/WC just off. The open planned living/dining room is a particularly fine feature of this wonderful home, with vaulted ceiling, large picture windows, exposed brick work and an open fireplace. Stairs from this room lead to a large mezzanine area, currently utilised as a home office, with door out to the balcony. The kitchen is fitted with attractive cabinetry, solid wood work surfaces with a single sink with mixer tap and drainer, five ring gas Range style cooker with extractor, space for a fridge/freezer, dishwasher and tumble dryer plus a wall mounted gas fired central heating boiler and door out to the enclosed courtyard/kitchen garden.

The inner hallway leads to four good-sized bedrooms, including the dual aspect master bedroom and guest bedroom, both with fitted wardrobe cupboards and oak flooring throughout. The family bathroom has a feature circular skylight and comprises a low level WC, pedestal wash hand basin, panel bath with mains fed shower over and ceramic tile flooring.

Outside, there is a wrap-around garden with lawn on three sides, flower and shrub borders and bed, a selection of specimen trees, box hedging, a secluded patio and overlooking a pleasant wooded area and siding onto the village recreation ground. The property also benefits from 2 single garages en bloc.

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, pub/restaurant, village hall and church. The adjoining village of Great Shelford (1 mile) provides a full range of local facilities including health centre, post office, bank, butcher, baker and delicatessen, two supermarkets. Great Shelford station provides a regular service to Cambridge (10 minutes) and connects to 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, 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.

Tenure

Share of freehold.

The freehold for the entirety of Courtyards is held by the Courtyards Management Company, which is run by Courtyards residents. Each of the 40 households has one 40th share of the freehold. There is a maintenance charge payable, currently £695 per annum, for the upkeep of the common areas.

Services

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

Statutory Authorities

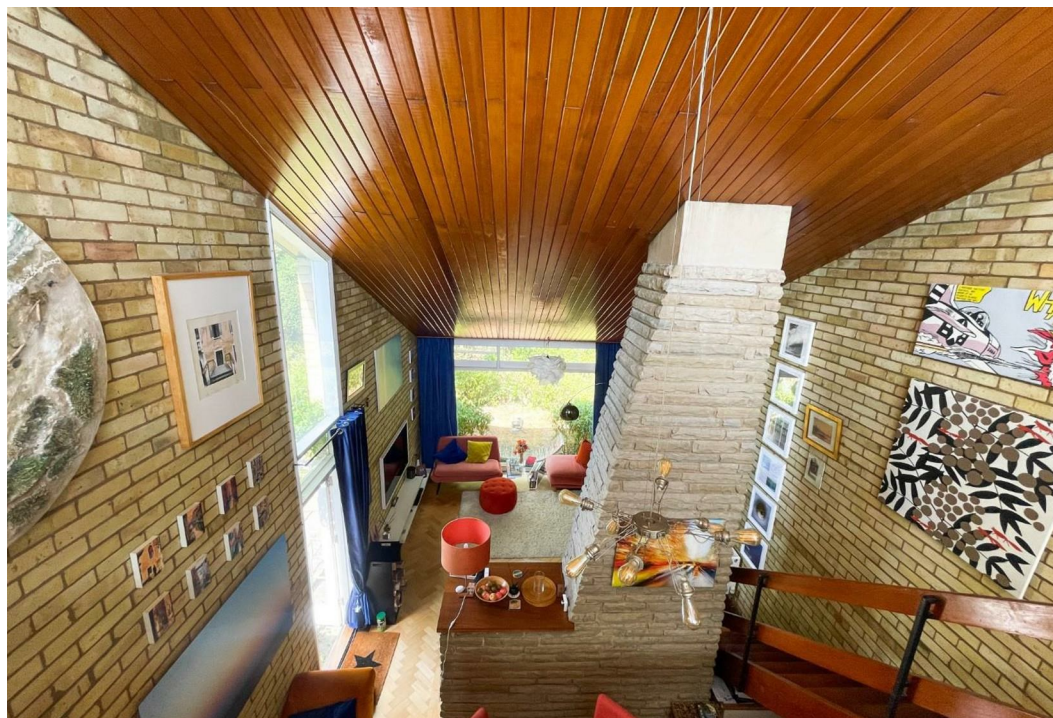
South Cambridgeshire District Council
Council tax band-E

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

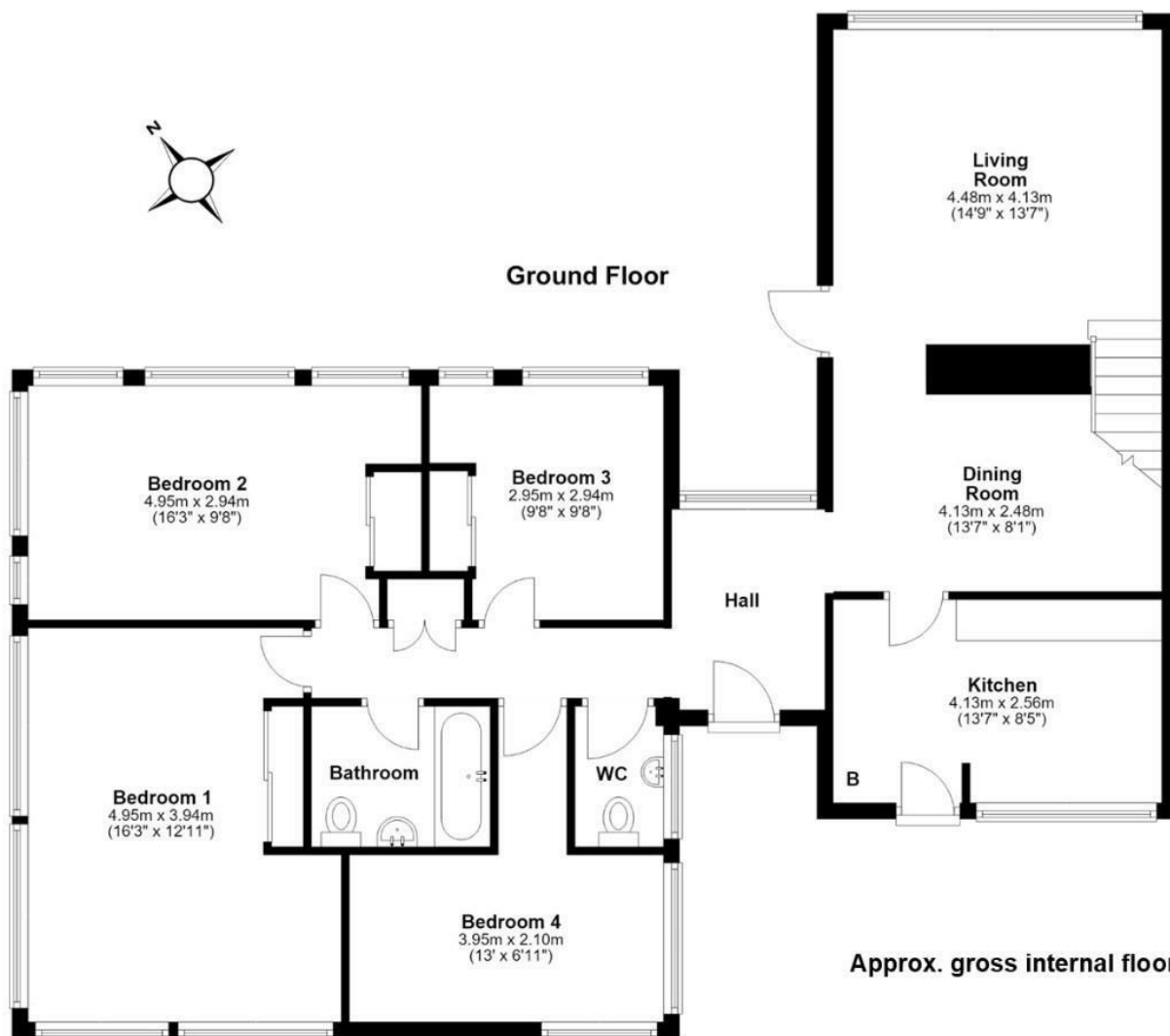
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

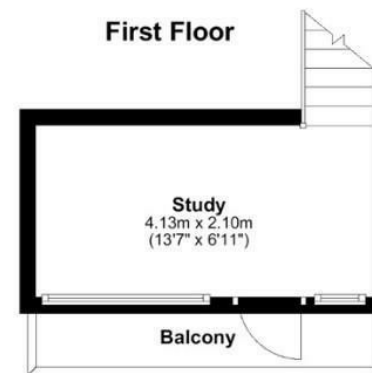




Ground Floor



First Floor



Approx. gross internal floor area 118 sqm (1275 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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