

11 Vine Close, Stapleford, Cambridge, CB22 5BZ

Guide Price £945,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ESTABLISHED, DETACHED FAMILY RESIDENCE OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION WITH PLANNING PERMISSION APPROVAL FOR A GENEROUS EXTENSION, SET WITHIN MATURE AND PRIVATE GARDENS OF 0.26 ACRES WITH DOUBLE GARAGE, ADJOINING HOBBY ROOM/HOME OFFICE AND LOCATED IN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- 4 bedroom detached house
- 1550 sqft/ 144 sqm
- New air source heating system and solar panels
- Planning permission for a substantial extension
- Built in the 1970s
- 2 reception rooms and a study
- Luxury refitted bathroom
- Full re-wiring and insulation to building regulation standards
- Double garage
- Chain free

The property enjoys a tranquil cul-de-sac position set back and screened from the road, set within gardens and grounds approaching 0.26 acres and located within this highly sought-after South Cambridgeshire village. The current owners have recently made a number of important improvements which include a new Air Source heating system with solar panels, battery, EV charger, full re-wiring, re-plastering throughout where required, new insulation to current building regulations standard, a re-fitted luxury family bathroom with both walk-in shower and bath tub, the garage has been re-roofed and adapted to provide an adjoining insulated hobby room/office and finally planning permission has been passed for a generous two-storey extension (Planning number is 25/02936/HFUL).

In brief, the accommodation comprises a welcoming reception hall with stairs to first floor accommodation, Karndean flooring and a cloakroom/WC just off. The dual aspect sitting room boasts an open fireplace and patio doors to the garden. This room opens on one side to a dual aspect dining room, with picture window to the garden and an office on the other side. The kitchen is fitted with storage cupboards, fitted working surfaces and a Smeg range style cooker. Just off is a handy utility/boot room with space for an American style fridge/freezer and the usual white goods plus a door to the garden.

Upstairs off the generous landing are four good sized bedrooms and a luxury family bathroom, recently re-fitted and comprising a tiled panel bath tub, closed couple WC, vanity wash hand basin and a generous walk-in shower, plus attractive porcelain wall and floor tiles and a contemporary heated towel rail.

Outside the property is set back from the road with a neat lawned front garden, a generous driveway which accommodates numerous vehicles and leads to the double garage with electric roller door, power and light connected. There is a recently constructed adjoining insulated hobby room/office currently utilised as a gymnasium. The side and rear gardens are mainly laid to shaped and well maintained lawns with well stocked flower and shrub borders and beds, a generous paved patio area, wildlife meadow, a selection of specimen and fruit bearing trees and all enjoys excellent levels of privacy.

Location
Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

The village is easily accessible either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station is an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

Tenure
Freehold

Services
Mains services connected include, electricity, water and mains drainage. Air source heating system and solar panels

Statutory Authorities
South Cambridgeshire District Council
Council tax band-F

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

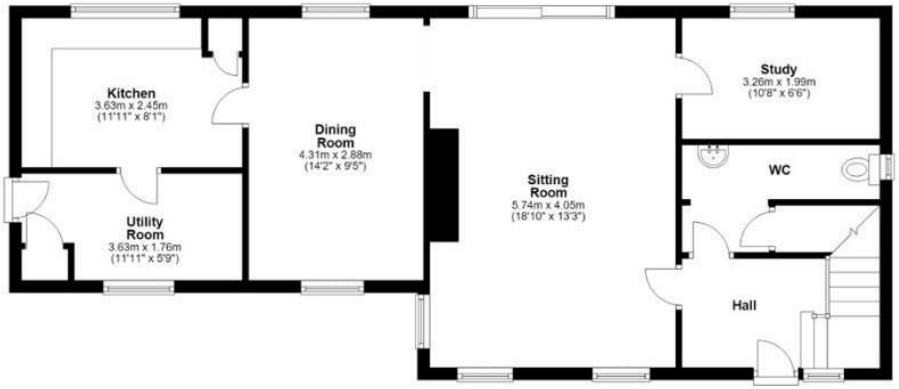
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



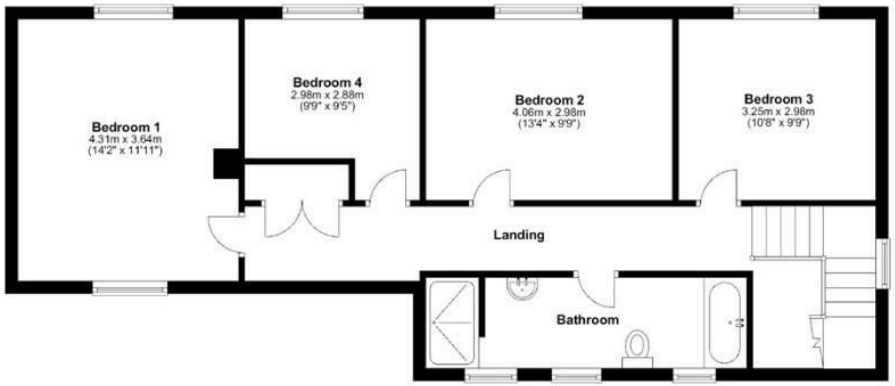




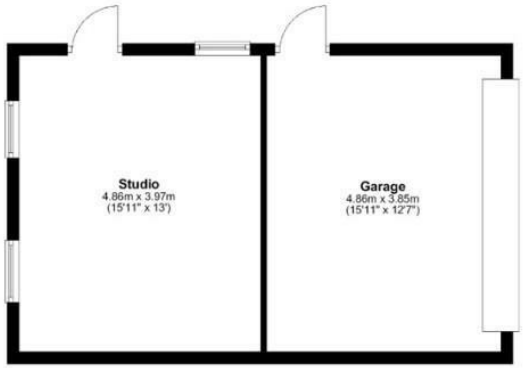
Ground Floor



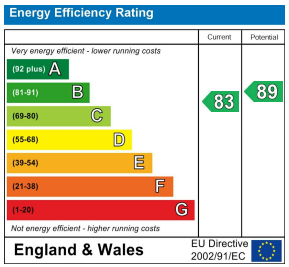
First Floor



Outbuilding



Approx. gross internal floor area 144 sqm (1550 sqft) excluding Outbuilding



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.











