



30 High Street, Great Shelford, Cambridge, CB22 5EH
Guide Price £900,000 Freehold



rah.co.uk
01223 800860

A MOST ATTRACTIVE, BAY FRONTED, VICTORIAN HOUSE EXTENDED AND MUCH IMPROVED WITH OFF ROAD PARKING, DOUBLE GARAGE AND GARDENS EXTENDING OVER 300' IN LENGTH. ESTABLISHED FOUR-BEDROOM PERIOD HOUSE. LARGE WELL-EQUIPPED KITCHEN / BREAKFAST ROOM. TWO RECEPTION ROOMS INCLUDING BAY FRONTED SITTING ROOM. EN SUITE TO MASTER BEDROOM. DOUBLE CAR PORT/GARAGE AND STUDIO. MATURE AND PRIVATE GARDENS AND GROUNDS. CENTRE OF VILLAGE LOCATION.

- Extended four bedroom period home
- Large well equipped kitchen/breakfast room
- Two reception rooms with bay fronted sitting room
- En suite to principle bedroom
- Central village location
- Double carport, garage and studio

This beautiful period property sits at the end of a terrace of three, set back from the road and located right at the heart of this highly sought after village. Over the years the property has been extended and greatly improved, extending to 1500 sq ft, with beautifully presented accommodation arranged over three floors, yet retaining many original features of the era. The accommodation comprises: entrance portico to a welcoming reception hall with feature circular window, stairs to first floor accommodation, and a cloakroom wc just off. There are two reception rooms including the sash bay windowed sitting room with feature open Victorian fireplace with decorative tiled slips and tiled hearth, and bespoke book shelving and storage cupboards either side of the chimney breast. The kitchen / breakfast room has been refitted with attractive cabinetry, solid woodwork surfaces with inset 1½ sink unit with mixer tap and drainer, four ring gas hob, double oven, extractor, integral fridge and dishwasher. The side lobby boasts fitted storage cupboards with space for washing machine, tumble dryer and freezer with door out to the garden.

On the first floor there are three bedrooms, including master bedroom with en-suite shower room and a family bathroom with three piece white suite, to include basin, w/c and bath with overhead shower. On the second floor is a large fourth bedroom with en-suite wc. Outside there is a small walled low maintenance front garden. A driveway to the side leads to a double carport and garage. One part of the garage has been converted and extended to accommodate a home studio / hobby space with an adjoining home office.

The rear garden is particularly worthy of note and measures approximately 320' in length, laid mainly to shaped and well-maintained lawns with well stocked flower and shrub borders and beds. Vegetable and herb garden. Large, paved patio area with a wide and varied selection of trees both specimen and fruit bearing. Greenhouse and timber shed. Located close to the back door is an external gardener's toilet.

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:

All main services are connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - E

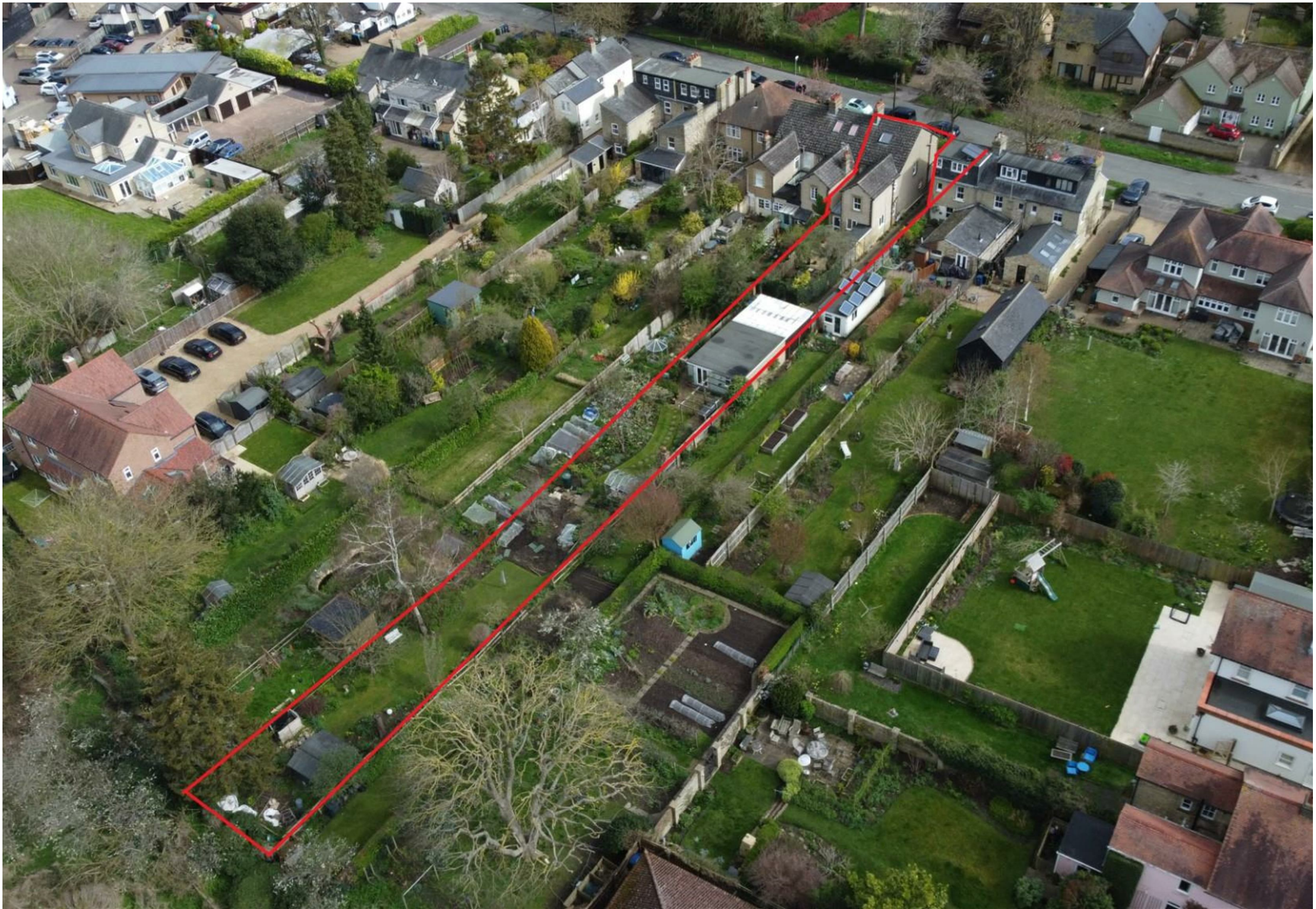
Fixture and fittings

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 vendors sole agents Redmayne Arnold & Harris





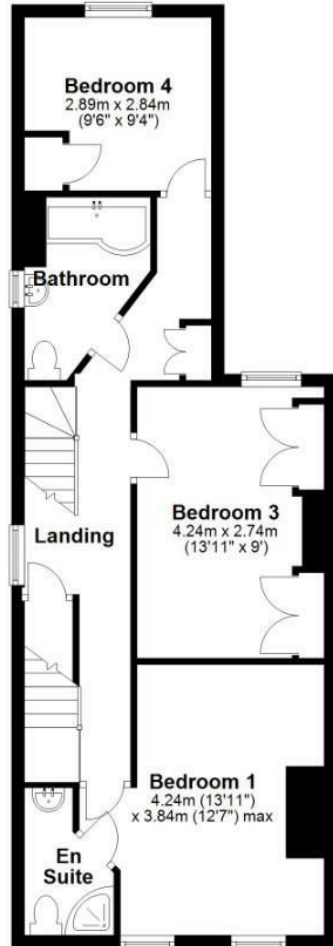
Ground Floor

Approx. 59.3 sq. metres (638.5 sq. feet)



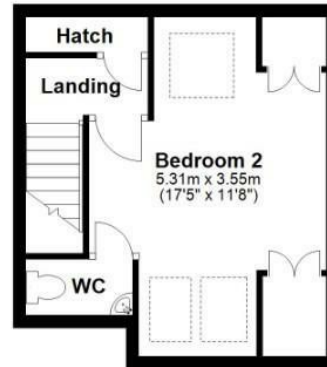
First Floor

Approx. 56.7 sq. metres (610.3 sq. feet)



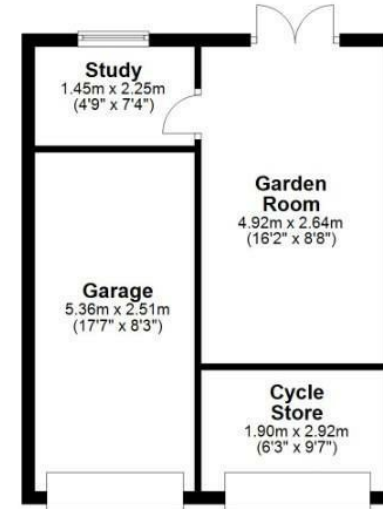
Second Floor

Approx. 23.0 sq. metres (247.3 sq. feet)



Outbuilding (excl. from area)

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 139.0 sq. metres (1496.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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	



