11 Ashen Green, Great Shelford, Cambridge, CB22 5EY

Guide Price £950,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 800860

AN EXTENDED, DETACHED FAMILY RESIDENCE, OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION WITH SCOPE FOR MODERNISATION WITH AMPLE PARKING, DOUBLE GARAGE, A PRIVATE REAR GARDEN AND LOCATED CENTRALLY WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Extended 4 bedroom detached house
- 1709.8 sq ft / 158.8 sqm
- Built in the 1970s
- Off road parking and double garage
- Council tax band-F
- 3 reception rooms, 2 bathrooms
- 0.11 acres
- Gas fired central heating to radiators
- EPC-D / 66
- Chain free

The property occupies a wonderful position, tucked away at the end of this tranquil cul-de-sac and located right at the heart of the village. The property requires some updating, however in recent times the house has been extended, had a new boiler and the external elevations have been re-clad plus the garage door has been replaced with an electric roller door.

The accommodation comprises a spacious and welcoming reception hall with original parquet flooring, dog-leg staircase to first floor accommodation, fitted coat cupboard and a cloakroom/W.C just off. There are three reception rooms and these include a large sitting room with French doors to the garden, a dining room and a family room. The kitchen is fitted with a range of base level and wall mounted storage cupboards, fitted working surfaces with inset double sink unit with drainer, space for fridge/freezer, washing machine and gas cooker point plus a discreetly positioned wall mounted gas fired central heating boiler. There is air conditioning in the main bedroom and living room.

Upstairs off the landing are four good-sized bedrooms, a family bathroom and a separate W.C.

Outside, a driveway provides parking for parking for several vehicles and leads to the double garage with electric roller door, power and light connected and personal door to the side. There is access on both sides of the property which leads to the rear garden which is mainly laid to lawn with flower and shrub borders and beds, paved patio area and all is enclosed by a combination of fencing and hedging to provide excellent levels of privacy and seclusion.

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 Cambridge South Station, with services to London Kings 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
Mains services connected include gas, electricity, water and mains drainage.

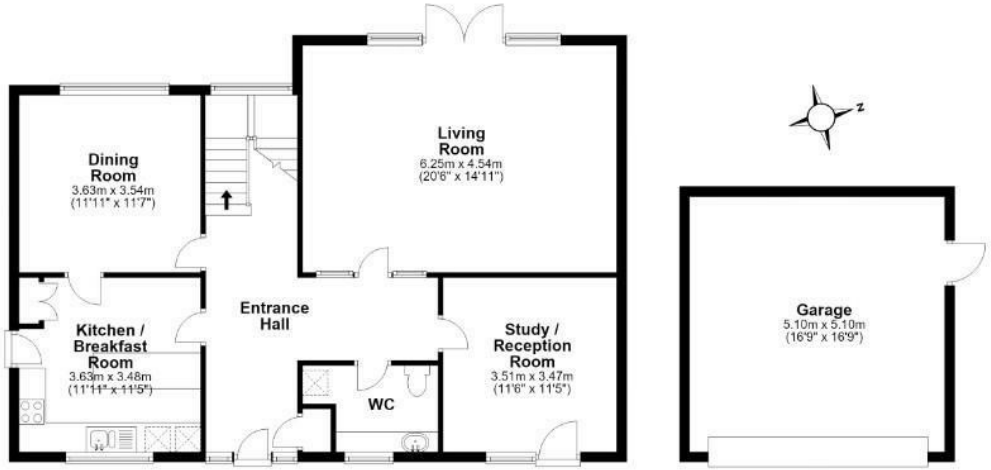
Statutory Authorities
South Cambridgeshire District Council
Council tax band-F

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.

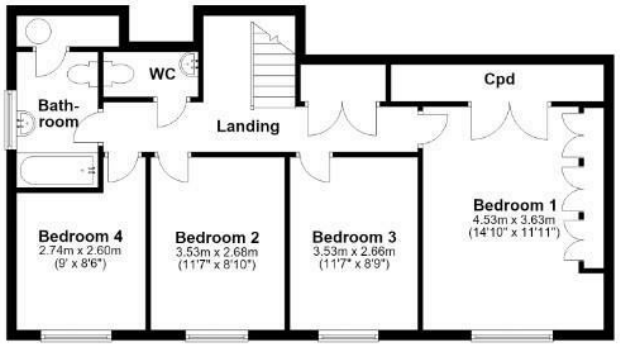
Ground Floor

Main area: approx. 91.3 sq. metres (983.2 sq. feet)



First Floor

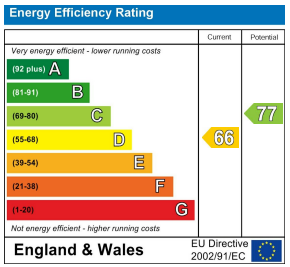
Approx. 67.5 sq. metres (726.6 sq. feet)



Main area: Approx. 158.8 sq. metres (1709.8 sq. feet)

Plus garages, approx. 26.0 sq. metres (280.0 sq. feet)

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



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.