



37 High Street, Little Shelford, Cambridge, CB22 5ES  
Guide Price £575,000 Freehold



rah.co.uk  
01223 800860

**A CHARMING GRADE II LISTED PERIOD COTTAGE, EXTENDED AND FULLY REFURBISHED, BEAUTIFULLY PRESENTED THROUGHOUT AND LOCATED WITHIN THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Extended and refurbished period cottage
- Well-equipped kitchen and utility room
- Open-plan sitting / dining room with feature fireplace
- 2 double bedrooms plus loft room
- Off-road parking and enclosed gardens
- Chain free

Number 37 makes up part of a row of Grade II listed cottages built in the mid 19th century of clay bat on brick foundation with pantile roofs and finished to a pleasant white render. The property has been extended and fully refurbished, skillfully blending the original character of the building with contemporary living and all associated comforts of today.

Briefly, the accommodation comprises a sitting room opening to a dining room area with attractive wood-effect vinyl flooring. The sitting room area boasts a feature open fireplace with a stone surround and hearth and hand-crafted fitted storage cupboards and book shelving. The dining room area further boasts an Inglenook style fireplace housing a gas-fired stove with stairs leading to the first floor accommodation and a cloakroom w.c. discreetly positioned just off. The kitchen area has a large picture window overlooking the garden and its mono-pitched roof incorporates a Velux window bathing this part of the house in natural light. The kitchen is fitted with attractive cabinetry, ample fitted worksurfaces and a range of integral appliances including an induction hob, oven, extractor, fridge-freezer and dishwasher. The adjoining utility room has matching storage cupboards, fitted worksurfaces with inset single sink drainer and space for a washing machine and tumble dryer.

Upstairs off the half-galleried landing, are two double bedrooms both with fitted wardrobe cupboards and a luxury family bathroom fitted with Porcelanosa sanitaryware and beautiful floor and wall tiles. From the landing is an ornate painted steel, semi-permanent staircase that leads to the loft room with vaulted ceiling incorporating Velux roof lighting and eaves storage.

Outside, the rear garden has been designed with ease-of-maintenance in mind with a generous paved terrace leading to an artificial turfed area with raise flower and shrub beds. Gated access to the rear leads to an additional area which has parking for two cars and a timber shed. This parking area has vehicular access via a private driveway to the left of Number 35.

**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.

**Agent's Note**

The seller has applied for Listed Building consent for roof and internal wall works.

**Tenure**

Freehold

**Services**

All mains services connected. Gas fired radiator heating with combi boiler to ground and first floor. Electric panel heater in loft.

**Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band - C

**Fixtures and Fittings**

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

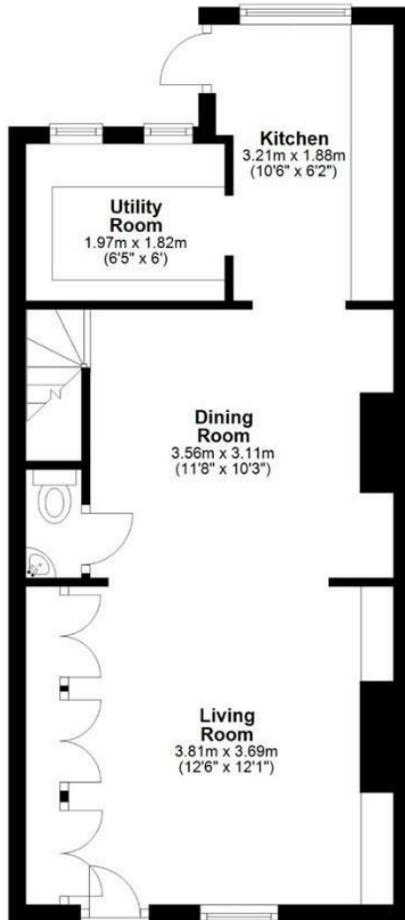
**Viewing**

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





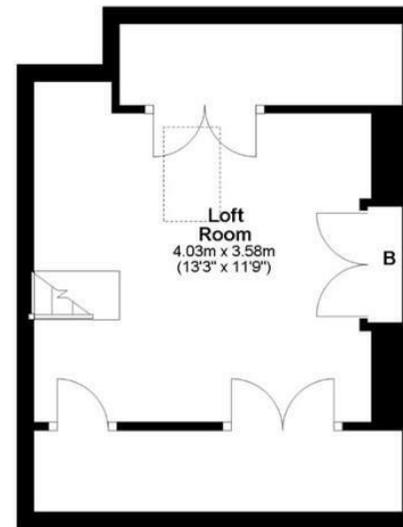
### Ground Floor



### First Floor



### Second Floor



Approx. gross internal floor area 75 sqm (810 sqft) excluding loft Room

Approx. gross internal floor area 99 sqm (1075 sqft) including Loft Room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



