



34 Coppice Avenue, Great Shelford, CB22 5AQ
Guide Price £2,500,000 Freehold



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01223 800860

A RARE OPPORTUNITY TO ACQUIRE A BEAUTIFUL CONTEMPORARY DETACHED HOUSE, APPROXIMATELY 3600 SQFT, FINISHED TO EXACTING STANDARDS THROUGHOUT, SET WITHIN A MATURE GARDEN APPROXIMATELY 0.5 ACRES AND LOCATED WITHIN ONE OF THE VILLAGES' MOST SOUGHT-AFTER LOCATIONS.

- Detached house
- 5 beds, 3 baths, 3 recepts
- Gas fired underfloor heating
- Bespoke well equipped kitchen/breakfast/family room
- Council tax band - G
- 3624 Sqft /323 Sqm
- 0.5 acres
- Ample driveway parking
- EPC - B/81
- Sought-after village location

The property enjoys a wonderful position, tucked away at the end of this highly sought-after tree-lined avenue and just a short walk from the main line train station and thriving village centre. The current owners have transformed the property with a program of expansion and full refurbishment. In fact, a viewer would be forgiven for thinking that the property is new as little of the original building remains. In its construction attractive brickwork was used complemented by zinc roofing and contemporary Velfac aluminum windows, all to give the property a stunning kerb appeal. The design was focused on light and space with accommodation of approximately 3600 Sqft and all finished to the highest possible standard and beautifully presented throughout.

In detail, the accommodation comprises an impressive full height vaulted reception hall with virtually glazed front elevation, a bespoke staircase rising to a galleried landing. There is a walk-in coat/tech cupboard, oak flooring with heating under and a cloakroom/WC just off. There are three large reception rooms including a sitting room and dining room, both with French doors overlooking the garden and an office/play room. The bespoke kitchen/breakfast/family room is very much the heart of this home and is fitted with bespoke cabinetry, including deep pan drawers and pull out larders complemented by Corian work surfaces, splashbacks and a large island. There are a host of integrated appliances including induction hob, conventional oven, steam oven, combi-microwave oven and two warming drawers. There are two fridges, two freezers and a dishwasher. Just off is a handy utility room with matching cupboards and work surfaces and space for the usual white goods.

Upstairs, off the galleried landing are five large bedrooms including the master suite with French doors out to a Juliet balcony and a luxury five piece en-suite bathroom. Bedroom five has been converted to a dressing room, however could easily be restored if required. The guest bedroom also boasts a luxury en-suite and the family bathroom has both bath tub and shower. All are fitted with Villeroy Boch sanitary ware.

The property is set back from the road and screened by a mature beech hedge, gravelled in and out driveway provides ample parking around a neat lawned front garden. Gated access leads to the rear garden with manicured shaped lawns with well stocked flower and shrub borders and beds, a generous patio with a large fishpond and a brick-built garden store with zinc roof. A paved pathway leads to an additional terraced area, beyond which is a vegetable/herb/fruit garden with greenhouse and a further large garden store. All enjoys excellent levels of privacy.

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

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band - G

Fixtures and Fittings

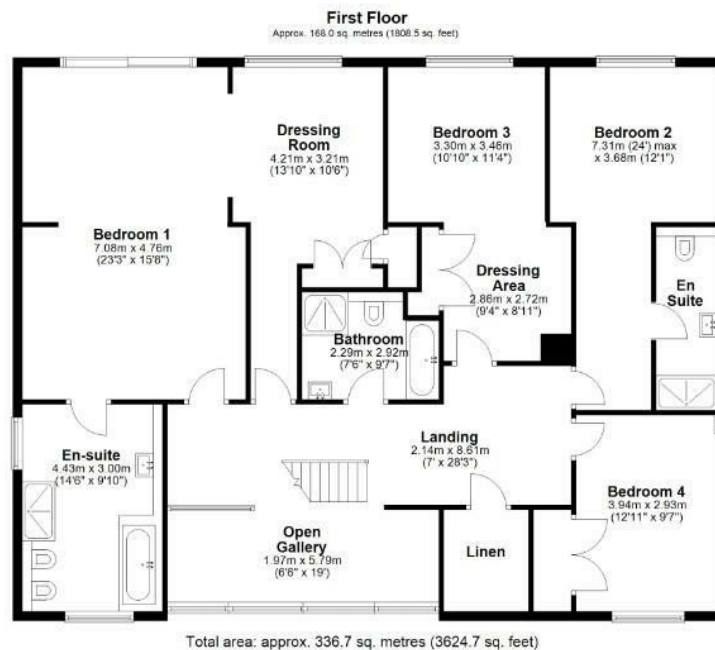
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







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	81	84
	<small>EU Directive 2002/91/EC</small>	

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.



