

8 St. Andrews Close, Stapleford, Cambridge, CB22 5DX

Guide Price £895,000 Freehold

REDMAYNE ARNOLD & HARRIS

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OCCUPYING AN ESTABLISHED POSITION ON ST ANDREWS CLOSE, THIS INDIVIDUAL DETACHED HOME OFFERS SURPRISINGLY GENEROUS AND VERSATILE ACCOMMODATION, TOGETHER WITH A PARTICULARLY ATTRACTIVE REAR GARDEN OFFERED WITH NO ONWARD CHAIN.

- Detached bungalow
- 1116 sq ft /103 sqm
- Built in 1954
- EPC-E/ 52
- Council tax band-F
- 3 bedrooms, 1 bathroom, 2 reception rooms
- Gas fired central heating to radiators
- Driveway parking and garage
- 0.15 acre plot
- Chain free

The property currently provides approximately 1,116 sq ft of main accommodation, in addition to an attached garage and useful loft space. Its broad footprint, generous plot and existing roof volume present an exciting opportunity for a purchaser wishing to create a substantial long-term family home.

The accommodation is arranged predominantly over the ground floor. An entrance hall leads to a well-proportioned dining room and kitchen, while to the rear is a particularly appealing living room measuring approximately 17'11" x 11'11", enjoying excellent natural light and French doors opening directly onto the garden. There are three ground-floor bedrooms, together with a shower room and separate WC, providing considerable flexibility for family life, guests or home working.
Above, the existing loft comprises a sizeable loft room and adjoining storage area.

While currently excluded from the stated floor area, this space illustrates the considerable volume contained within the roof and may offer potential for further conversion or reconfiguration, subject to building regulations and any other necessary approvals.

Outside, the property is approached over a generous driveway providing off-street parking and access to the attached garage. The established front garden gives the house a pleasant degree of separation from the road. To the rear is one of the property's principal attractions: a long, mature and notably generous garden, predominantly laid to lawn with established planting, trees and borders

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 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

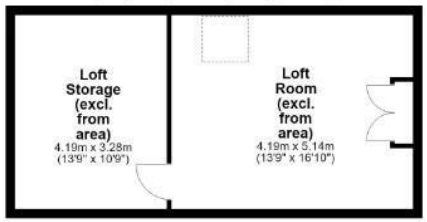
Main area: approx. 103.7 sq. metres (1116.0 sq. feet)



Loft

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

(excluding Loft Room excl. from area), Loft Storage (excl. from area))

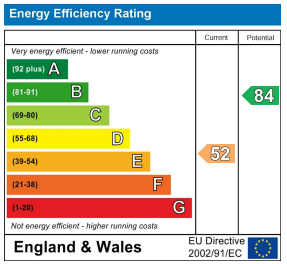


Main area: Approx. 103.7 sq. metres (1116.0 sq. feet)

Plus garages, approx. 11.6 sq. metres (124.7 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.











