



Southernwood 5 Woollards Lane, Great Shelford, Cambridge, CB22 5LZ
Guide Price £2,500,000 Freehold



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A SUBSTANTIAL, DETACHED VICTORIAN HOUSE WITH EXTENSIVE ACCOMMODATION, SET IN MATURE WOODED GROUNDS OF AROUND 2 ACRES IN THE VERY HEART OF THIS EAGERLY SOUGHT-AFTER VILLAGE JUST SOUTH OF CAMBRIDGE.

- Substantial, detached period house
- 4394 sqft / 408 sqm
- Plot size - approx 1.95 acres
- Centre of village location
- Council tax band - H
- 7 beds, 5 baths/shower rooms, 4 receptions
- Mature gardens and grounds
- Double garage with office / studio above
- Gas-fired heating to radiators
- Solar panels

Southernwood is a substantial Victorian village house believed to date from 1898 constructed with handsome brick elevations beneath a pitched tiled roof and a wonderful, unusual, castellated south-west facing façade. The Macaulay family, including the well regarded novelist Dame Rose Macaulay, is known to have resided at Southernwood between 1906 and 1920. Approached from the very centre of the village via a long gravel driveway, the house enjoys well wooded, secluded grounds of some 2 acres, which extend to the front, side and rear of the property, with numerous large mature trees. There are extensive lawns, well-stocked beds, formal gardens and an orchard. Furthermore a useful kitchen garden is located on the eastern side of the house.

The accommodation is extensive and includes an impressive reception hall with original tessellated tiled floor, western and southern doors over which there is a glazed canopy and detailed carved header stone respectively. The hall provides access to the principal reception rooms and first floor via a handsome carved panelled staircase. The drawing room has French doors to the western side and two large sash windows to the southern aspect either side of an original marble fireplace. Original concertina doors lead to the dining room, which again has an original carved fireplace. The sitting room adjoins the second kitchen and the study has an adjoining study room. Ornate stain glass windows and fanlights lead from the reception hall to the rear hall with a door to outside and to the kitchen/breakfast room, which has been refitted with Corian working surfaces and a gas-fired Aga. There is a large larder and utility room, which has a door to outside and a double garage, over which there is a large office/studio space.

On the first floor there are seven bedrooms. Bedrooms 1 to 5 enjoy a southerly aspect and the master bedroom has an ensuite shower room. The guest bedroom also has an ensuite bathroom. There is a further family bathroom, separate WC and a separate shower room all arranged around an attractive galleried landing. Bedroom 6 has a hand basin. The original character and integrity of this charming house has been retained and there are numerous features typical of the period. There is a zoned gas-fired central heating system and burglar alarm. The loft is part-boarded.

Agent's Note

1. Southernwood enjoys a full right of way over the top part of the driveway, which is owned by the neighbouring property.
2. The property is to be used as a single private dwelling house and garden.
3. Most of the trees have tree preservation orders.
4. The property is located within the conservation area.
5. There is a covenant regarding alteration and additions to Southernwood, further details available on request.
6. Please note that the external photos were taken in the spring.

Location

Great Shelford is a well regarded village just south of Cambridge, offering an excellent range of local amenities including shops, restaurants, bakers, delicatessen, library and a butchers. There is also a sought-after primary school, health centre, dentist and great sporting facilities within the recreation ground.

The village is ideally placed for access to both Cambridge and London with excellent road connections, local bus services and a mainline railway station with trains from Cambridge to London Liverpool Street. Addenbrooke's Hospital and the Biomaedical Campus is only around 2 miles away and Cambridge City centre about 4 miles away.

Tenure

Freehold

Services

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

Statutory Authorities

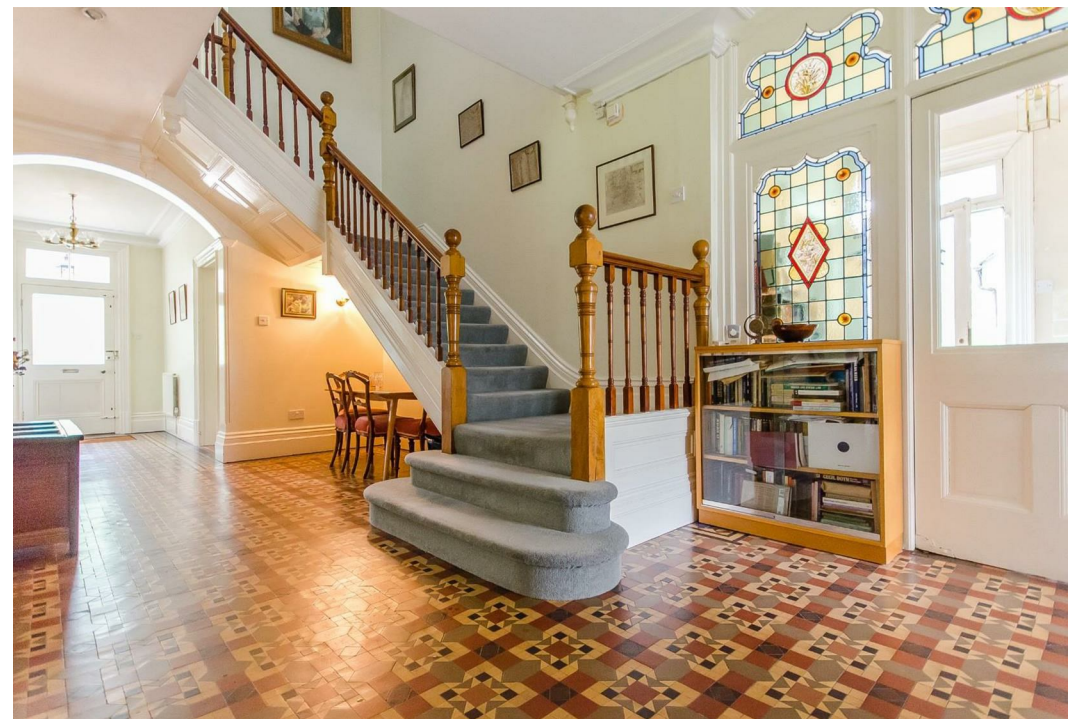
South Cambridgeshire District Council.
Council Tax Band - H

Fixtures and Fittings

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

Viewing

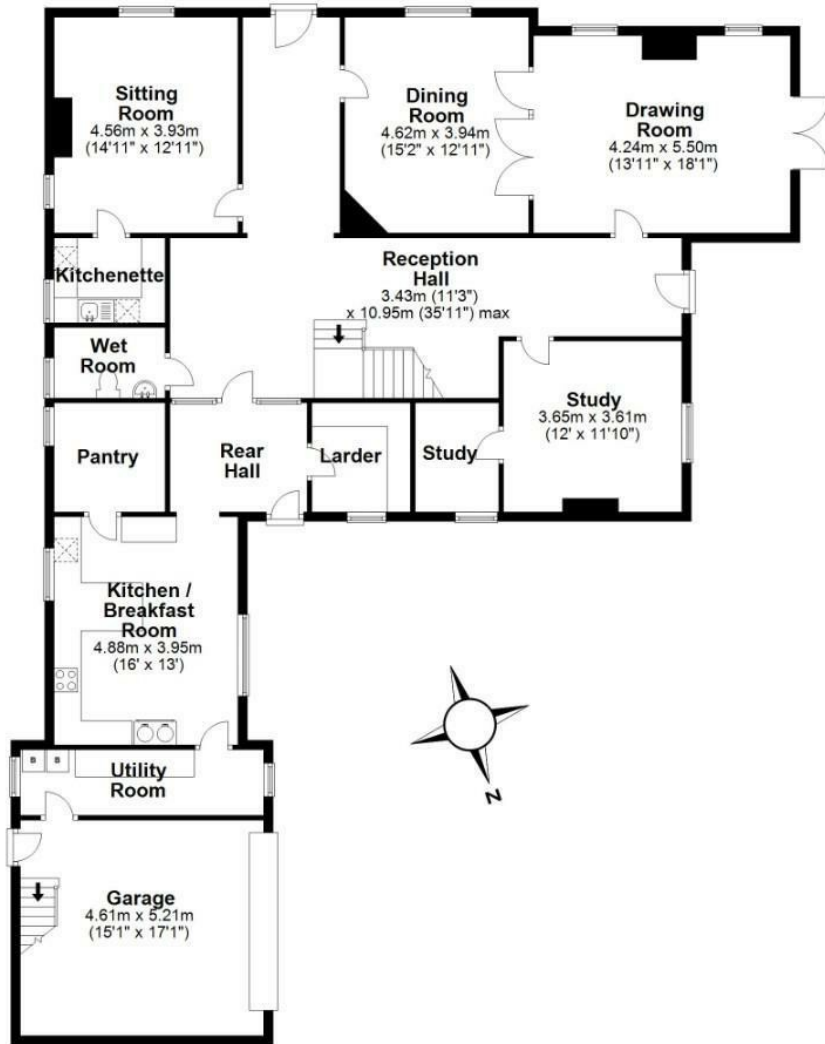
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 203.0 sq. metres (2185.4 sq. feet)



First Floor

Approx. 205.2 sq. metres (2209.1 sq. feet)



Total area: approx. 408.3 sq. metres (4394.5 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

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