



2 Shepreth Lake, Dunsbridge Turnpike, Shepreth, Royston, SG8 6UP  
Guide Price £1,150,000 Freehold



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**A RARE OPPORTUNITY TO ACQUIRE THIS SUBSTANTIAL FAMILY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT, SET WITHIN A GENEROUS, MATURE PLOT OF 0.35 ACRES WITH EXCLUSIVE USE OF THE RESIDENTS SIX ACRE LAKE AND THE WOODLAND.**

- 5 bedroom, 3 bathroom detached family home
- 2323 sqft/215 sqm
- 0.37 acres
- 3 reception rooms
- Constructed in the late 1990s
- Gas fired central heating to radiators
- Ample parking and double garage
- EPC-D/67
- Council tax band-G
- Exclusive rights over the 6 acre lake and woodland

The property makes up an exclusive scheme of just three properties, constructed in the late 1990s and set within a most idyllic setting positioned round a large six acre lake and woodland. The lake is privately shared by the three dwellings, ideal for fishing, boating or indeed cold water swimming, together with wonderful walks in the surrounding woodland, a haven for wildlife and birds. In recent times, the property has been extended and much improved with bright and spacious accommodation extending to approximately 2350 sqft.

The accommodation comprises a large welcoming reception hall with stairs to first floor accommodation, coat cupboard, oak flooring and a cloakroom/WC just off. The dual aspect lounge boasts a feature gas fire and opens to the family room. Beyond is a substantial dual aspect dining/sitting room with oak flooring and French doors to the garden. The kitchen/breakfast room is fitted with attractive cabinetry, solid oak work surfaces/breakfast bar within inset ceramic butler sink, gas range style cooker with extractor over and space for a fridge/freezer and dishwasher. Just off is a handy utility room with a stable door to outside, door to garage and fitted with a range of base level and wall mounted storage cupboards, fitted work surfaces with inset single sink drainer plus space for a washing machine and a wall mounted gas fired central heating boiler.

Upstairs, off the galleried split level landing are five good sized bedrooms, two of which have en suite bathrooms and a family bathroom with both a tiled shower cubicle and a roll-top claw foot bath.

Outside, the property is approached via a video entry system through double gates and a shared gravelled driveway leading to the property which has both a gravel drive and a block paved area providing ample parking for several vehicles and leading to the double garage with two up and over doors, power and light connected and a small neat lawned front garden. Gated access leads to the side and rear gardens which are predominately laid to lawn with well stocked flower and shrub borders and beds, a selection of mature trees and hedging, vegetable and herb garden, a generous paved patio and gated access to the adjoining woodland. The front of the property has wonderful far-reaching views over the lake making this the most idyllic of settings yet so conveniently placed for Cambridge and Royston with both Shepreth railway station and Foxton railway station just a fifteen minute walk away.

**Location**

Shepreth is one of South Cambridgeshire's most picturesque spots surrounded by undulating countryside, tucked away just off the A10 and comparatively unspoilt in recent years by any major development schemes. Cambridge is 8 miles and Royston is about 5 miles distant and there is a bus service that runs to both from the village. The mainline train station offers fast access to Cambridge and London King's Cross. The completion of the Cambridge South Station in 2026, will mean that Addenbrooke's and The Biomedical Campus will be reached in approximately 10/15 minutes. The M11 is also just a short drive away. Educational facilities are available at nearby Barrington and Melbourn. Shepreth Wildlife Park is a great attraction for families and there are also three public houses within a 15 minute walk of the property; The Green Man at Frog End, The Plough on the High Street and The Royal Oak in Barrington as well as Hot Numbers roastery in the village. There are a number of walks from your doorstep including a lovely walk across fields to the picturesque village of Barrington.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, water. Shared sewerage treatment plant for 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.

**Viewings**

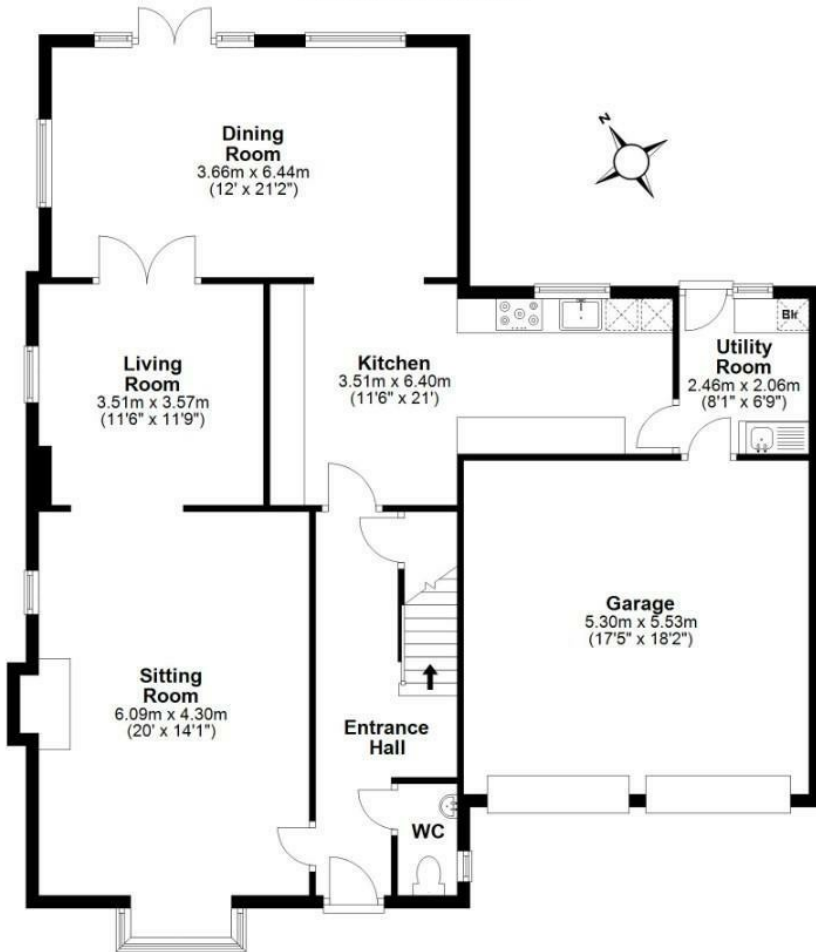
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





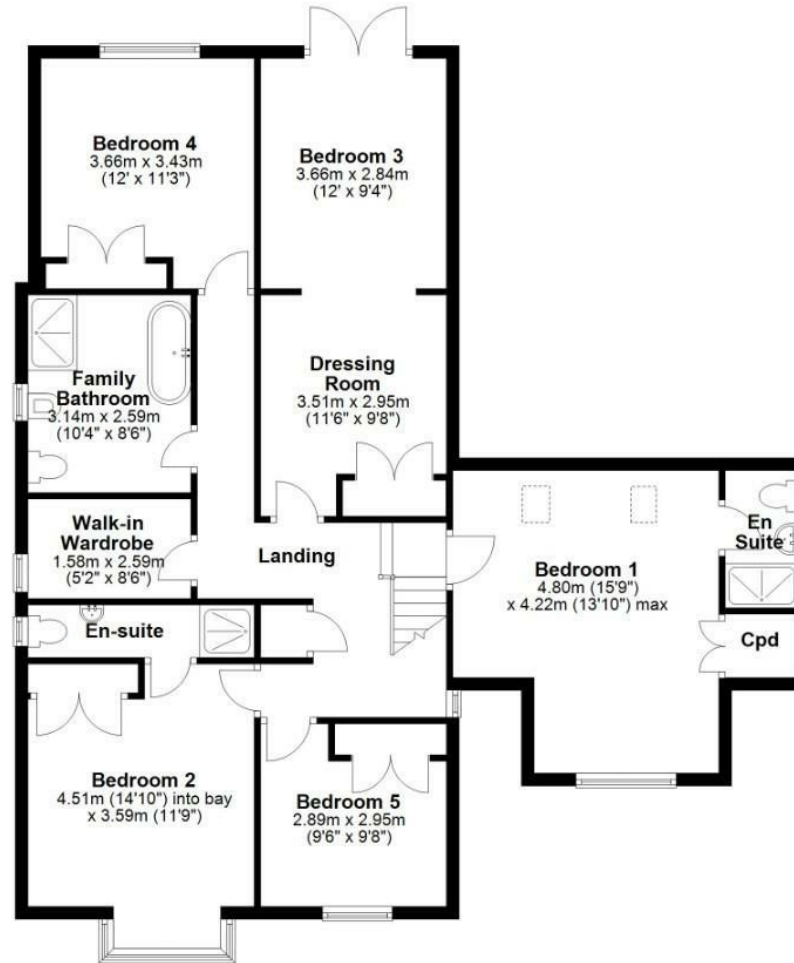
### Ground Floor

Main area: approx. 103.5 sq. metres (1113.7 sq. feet)  
Plus garages, approx. 29.3 sq. metres (315.4 sq. feet)



### First Floor

Approx. 112.4 sq. metres (1209.5 sq. feet)



Main area: Approx. 215.8 sq. metres (2323.2 sq. feet)  
Plus garages, approx. 29.3 sq. metres (315.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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

Current: 67  
Potential: 84

EU Directive 2002/91/EC

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.



