



14 St. Andrews Close, Stapleford, Cambridge, CB22 5DX
Guide Price £850,000 Freehold



rah.co.uk
01223 800860

**AN EXTENDED AND FULLY REFURBISHED FOUR BEDROOM DETACHED RESIDENCE
OFFERING FLEXIBLE AND SPACIOUS ACCOMMODATION SET WITHIN GARDENS
AND GROUNDS OF APPROXIMATELY 0.2 OF AN ACRE AND BOASTING A QUIET
CUL-DE-SAC POSITION IN THIS HIGHLY DESIRABLE VILLAGE**

• Entrance hall with cloakroom WC • Kitchen/breakfast room plus utility room • Living room • Garden/dining room • Ground floor bedroom with shower room • Three first floor double bedrooms • Family bathroom • Driveway parking • Front and rear gardens

Location

Stapleford is a lively village lying just 4 miles south of Cambridge. Usual facilities are available, including a general store, newsagent, hairdresser, two public houses and additional shopping is available in nearby Shelford. There is a bus service and Shelford mainline station serving both Cambridge and London is 0.6 of a mile away. The village has excellent access to the M11 (Junctions 10 or 11) and Stansted Airport. There is a church, a recreation ground and tennis courts, and lovely walks nearby, in particular along the Roman Road and in Wandlebury Country Park or the Gog Trust land with The Gog Magog golf course being close by. There is a local primary school, and Sawston Village College is 1.9 miles away. Convenient access is also available to a number of Cambridge independent schools. The village is one of the most favoured spots in Cambridgeshire.

The Property

The property occupies a tranquil cul-de-sac position located right in the heart of the village with all amenities close by. Over the years the current owner has transformed the house with a programme of expansion and full refurbishment, resulting in spacious, versatile and beautifully presented accommodation. The accommodation in detail comprises: the entrance hall with beautiful wood parquet flooring, stairs to first floor and a cloakroom WC. The lovely solid wood flooring continues into the sitting room. The garden/dining room beyond has herringbone Karndean flooring and boasts a vaulted ceiling incorporating sky lights and bi-fold doors to the garden.

The kitchen/breakfast room has been refitted with contemporary and attractive cabinetry, a travertine floor, Corian working surfaces with one and a half sink unit, mixer tap and bevelled drainer, and a breakfast bar. There is a range of integrated appliances including a Siemens 4-ring induction hob with extractor over, an oven and plate warming drawer, and Bosch integrated fridge and dishwasher. Adjacent is a smart utility room with doors to the front and rear of the house, giving access to the ground floor bedroom with an en suite shower room as well as an outside part-covered verandah.

Upstairs there are three further double bedrooms and a luxury fitted family bathroom with bath and walk-in shower, under-floor heating and attractive slate floor and wall tiles.

Outside the front drive enables parking for three cars, the rear garden measures over 200 feet in length and is laid mainly to lawn with well stocked flower and borders and a selection of fruit bearing trees. The two generous patio areas enjoy excellent levels of seclusion and opportunities for alfresco dining.

Agents Note: The vendor has in the past initiated plans for the potential for extension either in the loft or the garden. Further details available upon request.

Key Features

Extended four bedroom detached house
Potential annexe accommodation
Refitted kitchen/breakfast room plus utility room
Two reception rooms including a vaulted ceiling garden/dining room
Luxury refitted family bathroom
Mature gardens and grounds of 0.2 of an acre

Fixture and fittings

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

Services:

All main services are connected.

Statutory Authority:

South Cambridgeshire District Council

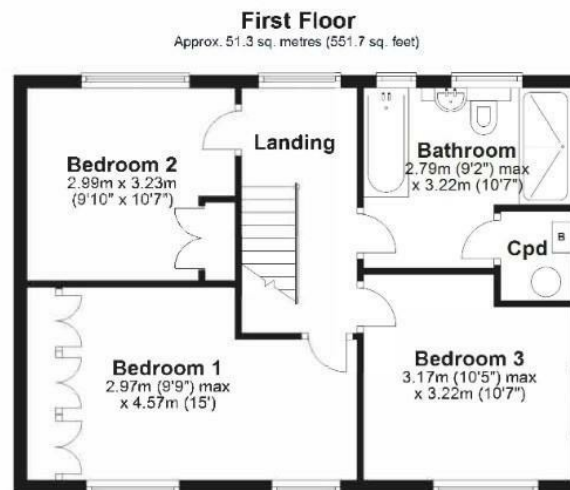
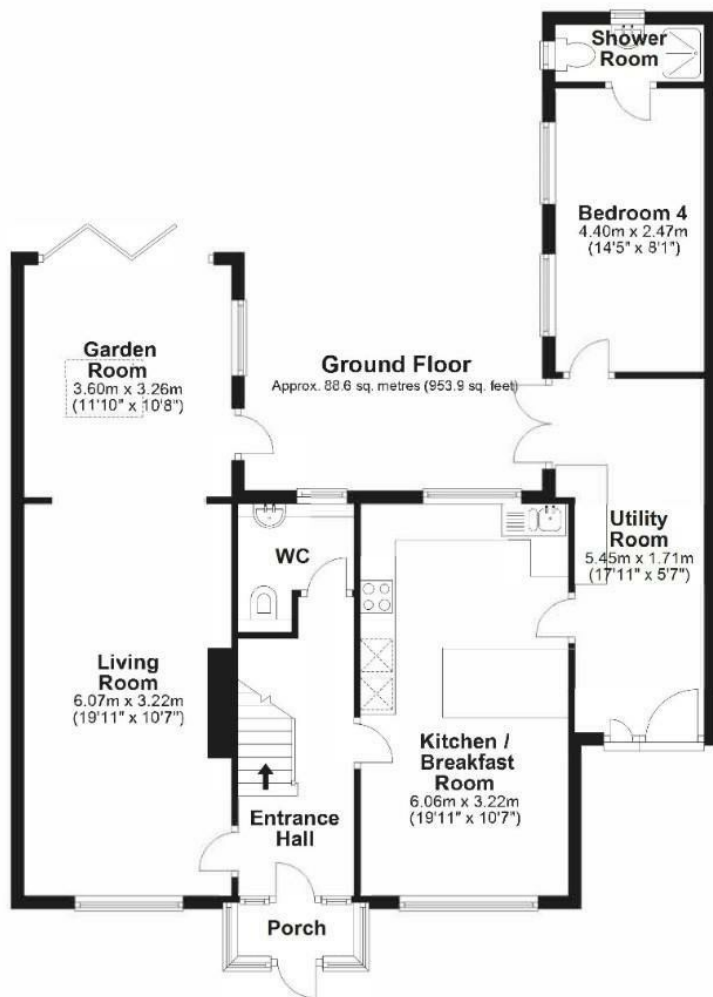
Tenure:

Freehold

Viewing:

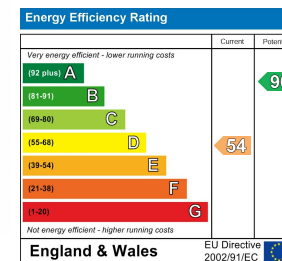
Strictly by appointment through the vendors sole agents Redmayne Arnold & Harris





Total area: approx. 139.9 sq. metres (1505.6 sq. feet)

Drawings are for guidance only
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.

