



10 Haverhill Road, Stapleford, Cambridge, CB22 5BX
Guide Price £1,250,000 Freehold



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A MOST ATTRACTIVE, INDIVIDUAL, DETACHED FAMILY RESIDENCE EXTENDED AND MUCH IMPROVED, SET WITHIN MATURE AND PRIVATE GARDENS IN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- An individual 5 bedroom detached house
- Well-equipped kitchen/breakfast room plus utility room
- Plot size - approx 0.22 acres
- Gas-fired heating to radiators
- EPC - C/ 70
- 4 reception rooms
- 2770 sqft /257 sqm
- Mature and private gardens overlooking farmland
- Off-road parking and garage
- Built in the 1950s

The property occupies a fine, non-estate position set back from the road and just a short walk from the village amenities and the mainline train station. The current owners, over the last twenty-five years have transformed the property with a program of expansion , reconfiguration and regular refurbishment resulting in beautifully presented accommodation arranged over three floors and extending to approximately 2700 sqft. The property also boasts a generous in-and-out driveway, a double length garage and a stunning mature and private garden with far-reaching views over farmland and the Gog Magog hills.

The accommodation comprises a spacious welcoming reception hall with stairs to the first floor accommodation and a cloakroom w.c. just off. There are four generous reception rooms and these include a sitting room with a feature fireplace, a dining room, a playroom/snug and a large garden room with panoramic views over the rear garden. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted working surfaces with an inset one and a half sink unit with a mixer tap and drainer, a four-ring gas hob, a double oven, and extractor plus an integrated under counter fridge. Just off the kitchen is a large utility/boot room with space for all the usual white goods, a wall-mounted gas-fired central heating boiler plus a door leading to a covered, side passageway leading to both the front and rear garden.

Upstairs off the galleried landing, are four good-sized bedrooms including the master bedroom with dressing area and a Jack and Jill four-piece bathroom. A separate shower room services the other bedrooms. On the second floor, there is another large bedroom, which in the past has been used as a home study.

Outside, there is a neat lawned front garden flanked by a block-paved in-and-out driveway, a double length garage with an up-and-over door, power and light connected and a door through into the snug/playroom. Gated access leads to the covered side passage, which in turn has a gateway to the rear garden. The rear garden with far-reaching views over farmland to the rear, is laid mainly to shaped and manicured lawns with self-stocked flower and shrub borders and beds. A large paved terrace is ideal for alfresco dining and summer evening entertaining. There is a selection of mature trees, bushes and shrubs and a generous timber shed.

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 will be 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

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

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - F

Fixtures and Fittings

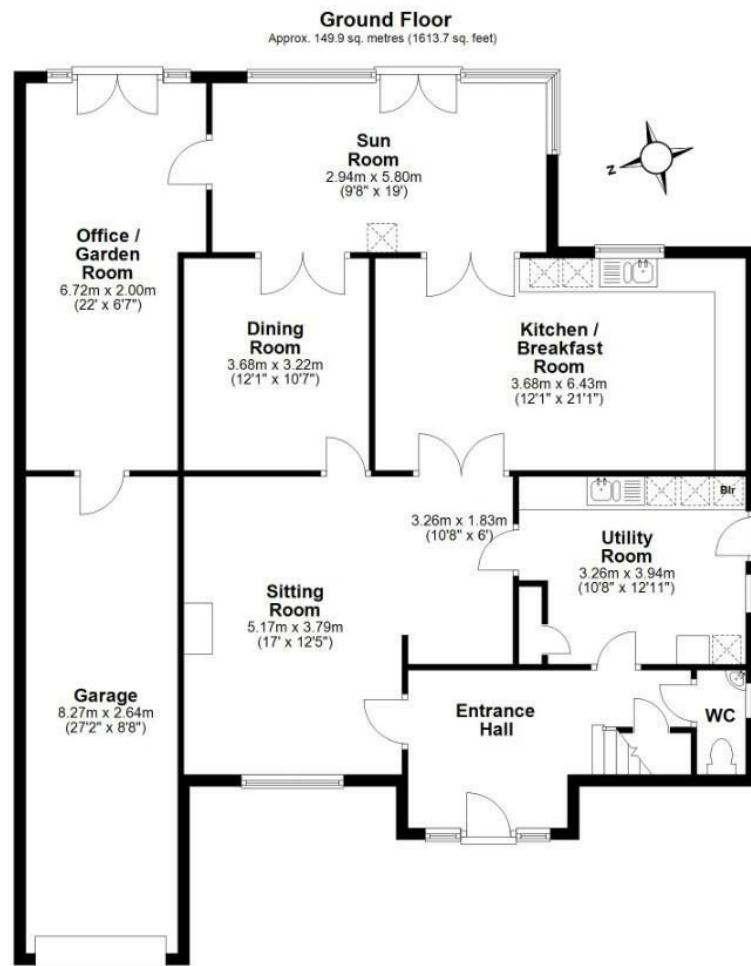
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

Viewing

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

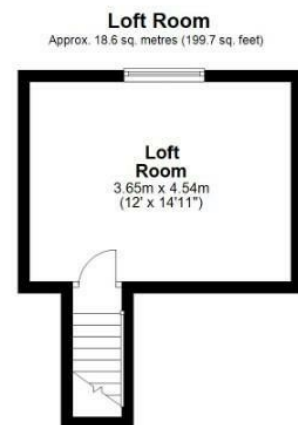
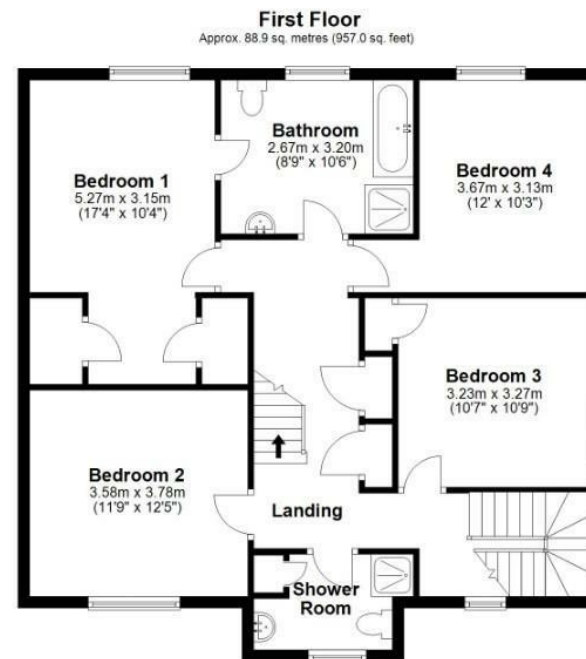






Total area: approx. 257.4 sq. metres (2770.3 sq. feet)

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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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.



