



West Grange, Church Street, Great Shelford, Cambridge, CB22 5EL
Guide Price £2,000,000 Freehold



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AN OUTSTANDING SPACIOUS AND BEAUTIFULLY PRESENTED FIVE BEDROOM, GRADE II LISTED VICTORIAN FAMILY HOME IN A DESIRABLE CENTRAL VILLAGE LOCATION WITH A DETACHED, LISTED ONE BEDROOM ANNEX. MATURE SOUTH-FACING GARDENS OF ABOUT 0.7 ACRES. ABOUT 4075 SQFT IN TOTAL WITH 5 BEDROOMS, 2 BATHROOMS, 3 RECEPTIONS, KITCHEN/ BREAKFAST ROOM, UTILITY, LAUNDRY, CLOAKROOM.
THE GRANARY ANNEX: HALL, SITTING ROOM, BEDROOM AND SHOWER ROOM.

This fine Grade II listed semi-detached house was built in a vernacular style in 1890 as an addition to the original 17th century manor. The property was built for the Carter-Jonas family and was featured in Pevsner's guide to Cambridgeshire. It is of red brick and pargeted rendered elevations under a peg tile roof with decorative chimney stacks. The Granary is a detached Grade II listed, two-storey, one bedroom annex, dating from the 17th century of rendered elevations under a peg tile roof.

The house offers spacious accommodation of about 3350 sqft, primarily on two floors, with great charm and retains many period features. It was comprehensively updated by the present owners in 2013. It comprises an entrance hall, walk-in cloakroom, magnificent drawing room, sitting room, well-fitted kitchen/breakfast room, which opens onto the dining room. There is a wine cellar, spacious utility room, cloakroom and laundry room. The Granary is about 725 sqft with a reception hall and a sitting room / office on the ground floor, whilst on the first floor there is a landing, shower room and a large bedroom with vaulted ceiling.

The gated driveway leads from Church Street and has parking for several cars. There is a covered walkway leading to the south-facing terrace and gardens. The gardens incorporate wide lawns, well stocked borders, decorative planting, fruit trees, two ponds and a caged in vegetable garden, as well as many mature trees and hedges. There is a garden store, workshop and covered storage area adjacent to the house and terrace.

LOCATION:

Great Shelford is an attractive and popular village just south of Cambridge, offering an excellent range of local amenities including shops, a building society, restaurants, two pubs, bakers, delicatessen, library and butchers. There is also a sought-after primary school, health centre, dentist, optician and audiologist, 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 to London Liverpool Street. The nearby Cambridge South Station with trains to King's Cross will open in January 2026. Addenbrooke's Hospital is less than 2 miles from the property, Cambridge city centre is about 4 miles away and there is a Waitrose nearby.

SERVICES:

All mains services are connected. Independent gas fired radiator systems to main house and The Granary.

STATUTORY AUTHORITIES:

Cambridge City 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.

VIEWING:

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

TENURE:

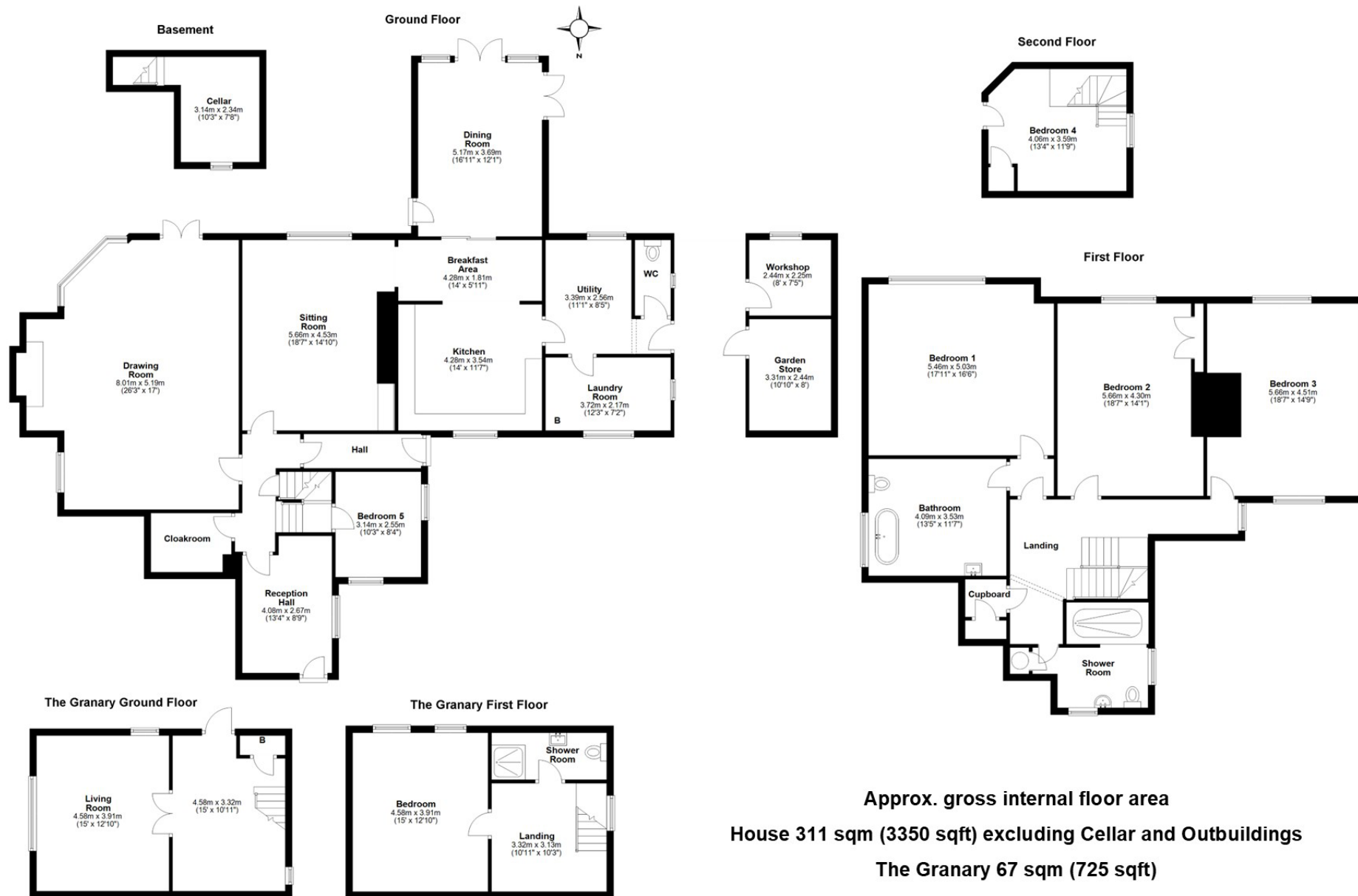
Freehold with vacant possession on completion.

30 Woollards Lane, Great Shelford, Cambridge, CB22 5LZ T: 01223 800 860









Approx. gross internal floor area
House 311 sqm (3350 sqft) excluding Cellar and Outbuildings
The Granary 67 sqm (725 sqft)

