

18 Coppice Avenue, Great Shelford, Cambridge, CB22 5AQ

Guide Price £1,950,000 Freehold

REDMAYNE ARNOLD & HARRIS

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**A RARE OPPORTUNITY TO ACQUIRE A STUNNING, INDIVIDUAL ARCHITECT-DESIGN FAMILY RESIDENCE, LIGHT-FILLED AND BEAUTIFULLY PRESENTED, SET WITHIN MATURE AND PRIVATE GARDENS, ACCESSED VIA A PRIVATE DRIVEWAY AND BOASTING ONE OF GREAT SHELFORD'S MOST COVETED CORNERS OF THE VILLAGE.**

- Individual five bedroom dwelling
- 3 bathrooms, 1 reception room
- 950 sq ft roof terrace
- EPC-B / 84
- Approximately 2400 sq ft / 222 sqm
- Built in 2013
- Detached double garage
- Air source heating, solar panels and underfloor heating
- Council tax band-G

Step inside to a generous entrance with warm solid wood underfoot and a full wall of fitted cupboards that swallow boots, coats, clutter in one go. A cloakroom/W.C is tucked discreetly off to one side. Beyond, a skylight floods the inner hallway with daylight, the solid wood flooring continues with a large linen cupboard.

All five bedrooms open from this bright central space. Every bedroom is a comfortable size and for the whole family to spread out. The master suite is a true retreat, complete with its own dressing room and a luxury en-suite bathroom, sink into a free sanding bath or start the day under a drencher shower in its tiled cubicle. His and hers vanity wash hands and a low level W.C and a heated towel rail complete the picture. In the guest bedroom, visitors are treated to their own en-suite with walk-in shower, low level W.C, vanity wash hand basin and attractive floor tiling runs throughout both bathrooms. The family bathroom also boasts a walk-in shower.

The heart of this home is a vast open-planned living space, made for family life and for entertaining. The sitting room area boasts full-height windows overlooking the garden with bi-fold doors opening out. The dining area also has bi-fold doors, wood flooring and a free standing wood burning stove. The kitchen/breakfast room is fitted with bespoke cabinetry, granite work surfaces and a central island. Appliances include an induction hob, double oven with extractor, space for an American style fridge/freezer and a large pantry cupboard provides ample storage. Next door the utility room houses the usual white goods and keeps the everyday workings of the house out of sight. Adjacent to the utility room is a staircase that climbs to the roof terrace. the roof terrace is the show-stopper, reached by its own staircase, this roughly 950 sq ft sits beyond a glazed retractable. Wonderful views stretch over farmland to the Gog Magog Hills, a place for summer evenings, morning coffee and long lazy weekends.

Outside, a private driveway sweeps up to a generous parking area and a detached double garage with two up and over doors, power and light connected. Around the house, mature and private gardens wrap around, providing a green backdrop. The gardens are mainly laid to lawn with generous paved patio areas, a wide and varied selection of trees, both specimen and fruit beating and all is enclosed by hedging, providing wonderful levels of privacy and seclusion. Air source heating and a series of solar panels keep running costs down and the footprint light making this an economical and eco-friendly house to live in. Built in 2013, it was well ahead of it's time then and even by today's standards it still feels it. To fully appreciate this wonderful home and its exqusite position, viewing is highly recommended.

**Location**
Great Shelford is a well-regarded village just south of Cambridge, offering an excellent range of local amenities including shops, bakery, butcher, delicatessen, pharmacy, Post Office, library, restaurants and traditional pubs. There is also a sought after primary school, health centre, dentist and a range of sporting and recreational facilities.

The property is particularly well placed for access to the Cambridge Biomedical Campus and Cambridge South Station, with services to London Kings Cross and Liverpool Street. Addenbrooke's Hospital is less than 2 miles from the property, Cambridge city centre about 3 miles away and Waitrose a convenient 15 minute walk. The area offers easy access to the M11, local bus services and many cycle routes.

**Tenure**
Freehold

**Services**
Mains services connected include electricity, water and mains drainage. Air source heating, solar panels and underfloor heating.

**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.

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



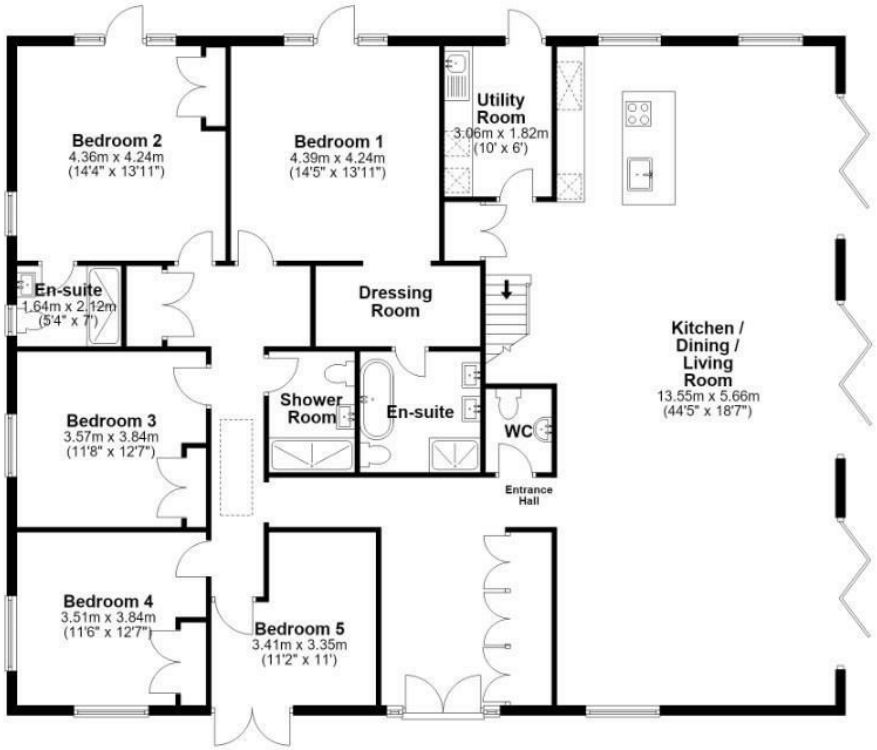




SAILOR
SLICE
Fine!

## Ground Floor

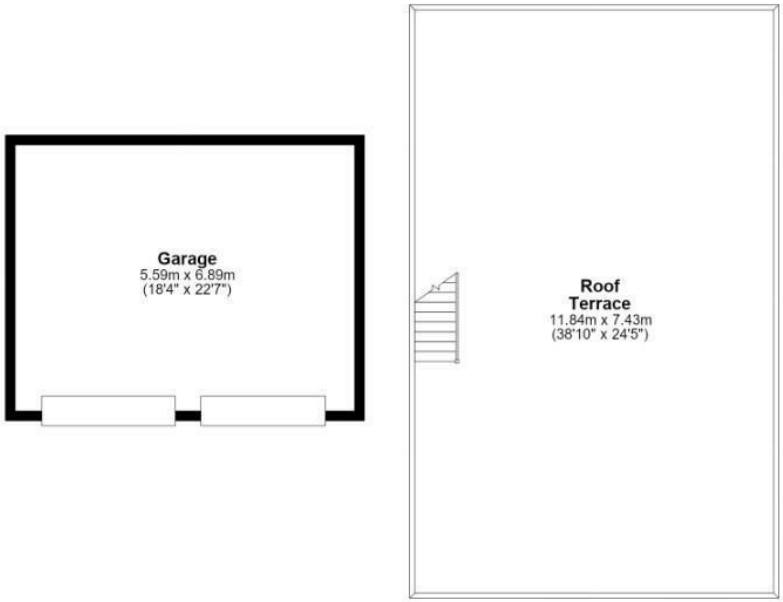
Approx. 222.6 sq. metres (2396.2 sq. feet)




## Garage / Roof Terrace

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

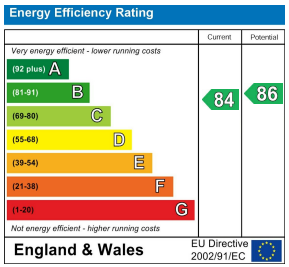
Plus garages, approx. 38.5 sq. metres (414.6 sq. feet)
Plus roof terrace, approx. 88.0 sq. metres (946.8 sq. feet)




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For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
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.**


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