



4 Finchs Close, Stapleford, Cambridge, CB22 5BL

Guide Price £1,250,000 Freehold



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**A SUBSTANTIAL, DETACHED FAMILY RESIDENCE EXTENDED AND REFURBISHED WITH SCOPE FOR FURTHER EXPANSION SUBJECT TO PLANNING CONSENTS, SET WITHIN GENEROUS GARDENS AND GROUNDS OF 0.44 ACRES WITH A SELF-CONTAINED ANNEXE AND A FINE CUL-DE-SAC POSITION WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Detached house built in 1960
- 4 beds, 3.5 baths, 4 recepts
- 0.44 acres
- EPC - C / 73
- Ample parking, double garage
- Self-contained annexe
- 2550 sqft/237 sqm
- Gas-fired heating to radiators
- Quiet cul-de-sac position
- Further expansion potential and or development potential (stpc)

The property occupies a tranquil cul-de-sac position just a short walk from the mainline station and village amenities. The property is set within 0.44 acres and offers huge potential for further expansion plus potential development for an additional dwelling subject to planning consents. The house further boasts a self-contained annexe, ample parking and a double garage plus mature and private gardens on all sides.

The accommodation comprises a welcoming reception hall with stairs to the first floor accommodation, ceramic tile flooring and a fitted cloakroom w.c just off. There are two large reception rooms including a vaulted ceiling living room with exposed timbers and bi-fold doors to the garden and the bay windowed living room with a feature open fireplace. The kitchen / dining / family room is a large airy family space and refitted with attractive cabinetry, Corian work surfaces, splashbacks and breakfast bar, two pull out larder cupboards and a range of integral appliances including an induction hob, double oven, warming drawer, dishwasher and a fridge freezer. Just off is a handy utility room with space for the usual white goods plus a wall-mounted, gas-fired central heating boiler with a door to both the garden and the garage plus a walk-in pantry.

Upstairs, off the galleried landing, are three large double bedrooms, family bathroom and a separate shower room.

The annexe has its own entrance hall but can also be accessed from the main house and comprises an entrance hall, double bedroom, sitting / dining room and a shower room.

Outside, the property is set back and screened from the road with ample parking to a double garage with sliding doors, power and light connected. The front garden is laid mainly to lawn with a rose garden with expansive lawns on both sides and rear with a generous, raised decked terrace, ideal for alfresco dining and summer evening entertaining plus a selection of mature bushes and trees including a beautiful magnolia tree. There is also a vegetable, herb and fruit garden plus two large garden sheds and a generous greenhouse. All enjoys good levels of privacy and seclusion.

#### **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.

Access from this home is very convenient 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 drainage.

#### **Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band - G

#### **Fixtures and Fittings**

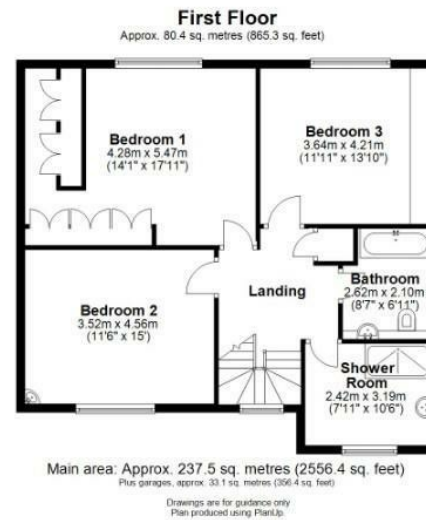
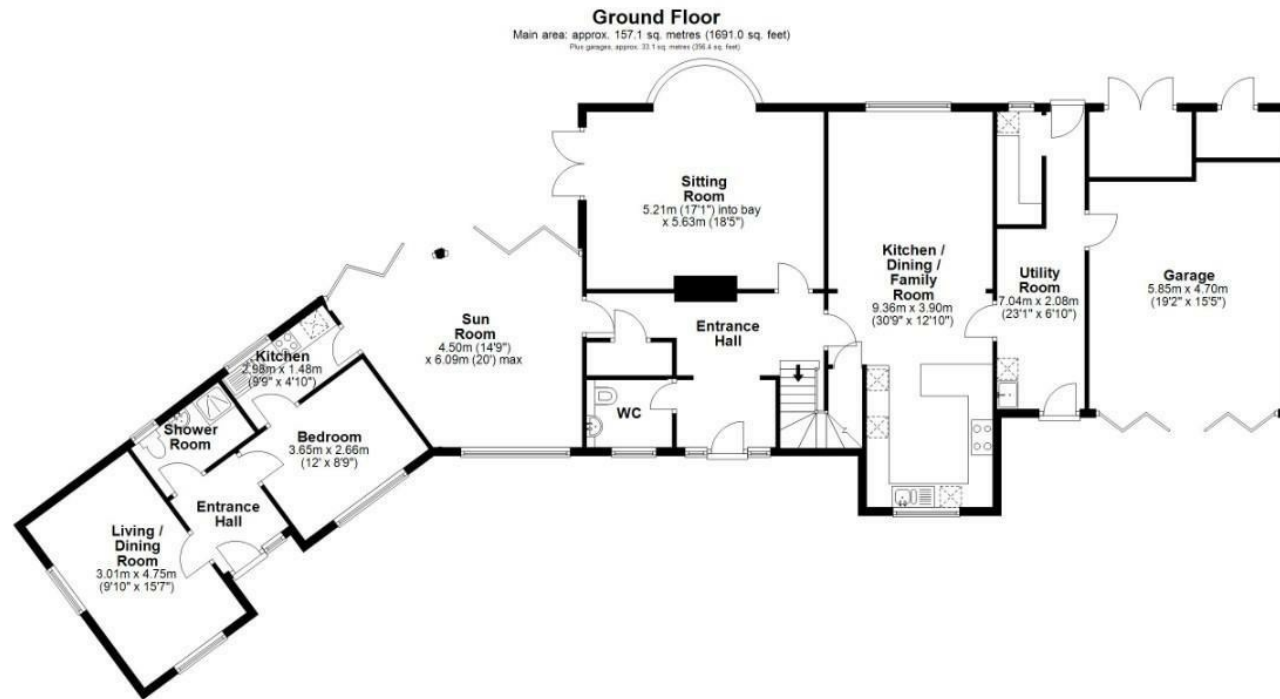
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

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







| 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>                  | 73                      | 81        |
|                                             | 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.



