

17 Stonehill Road, Great Shelford, Cambridge, CB22 5JL

Guide Price £500,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ESTABLISHED 1920S SEMI-DETACHED HOUSE, OFFERING BRIGHT AND SPACIOUS ACCOMMODATION WITH PLANNING CONSENTS FOR EXPANSION, SET WITHIN A GENEROUS MATURE GARDEN AND ENJOYING A TRANQUIL, NO THROUGH ROAD POSITION WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom, 2 bathroom semi-detached house
- 875 sqft/81 sqm
- Built in the 1920s
- External timber studio
- Council tax band-C
- 2 reception rooms
- 0.12 acres
- Gas fired central heating to radiators
- EPC-E / 54

The property enjoys a quiet no-through road position and overlooks fields to the rear and so conveniently placed for Addenbrookes medical campus and Cambridge city centre. The current owners have obtained a planning consent for a substantial two-storey extension, to both side and rear, almost doubling the original footprint of the house. (Planning consent has lapsed as of December 2025 but could easily be re-instated) The home boasts ample off road parking and mature gardens measuring 0.12 acres.

The accommodation comprises a welcoming reception hall with solid wood flooring, stairs to first floor accommodation with storage cupboard under with plumbing for a washing machine. The sitting room opens to a large family dining room. both with solid wood flooring, original fireplace in the family dining room plus French doors out to the garden. The kitchen is fitted with a range of base level storage cupboards, an electric cooker and space for a dishwasher and off the rear landing, which has space for a fridge/freezer and a door to the garden, there is a family bathroom comprising a high flush WC, pedestal wash hand basin, a shower bath plus ceramic wall and floor tiles.

Upstairs, off the landing are three good sized bedrooms, plus an en suite shower room to the main bedroom. this comprises a low level WC, pedestal wash hand basin and tiled shower cubicle.

Outside the property is set back and screened from the road with a gravel driveway providing parking for three to four vehicles. Gated access leads to the rear garden which is mainly laid to lawn with well stocked flower and shrub borders and beds, a generous paved patio and a greenhouse. There is a selection of trees including a variety of fruit bearing trees plus a large timber studio, ideal for those working from home or pursuing a hobby. All enjoys good levels of privacy and seclusion.

Location
Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including a supermarket, bakery, chemist and a butcher. The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

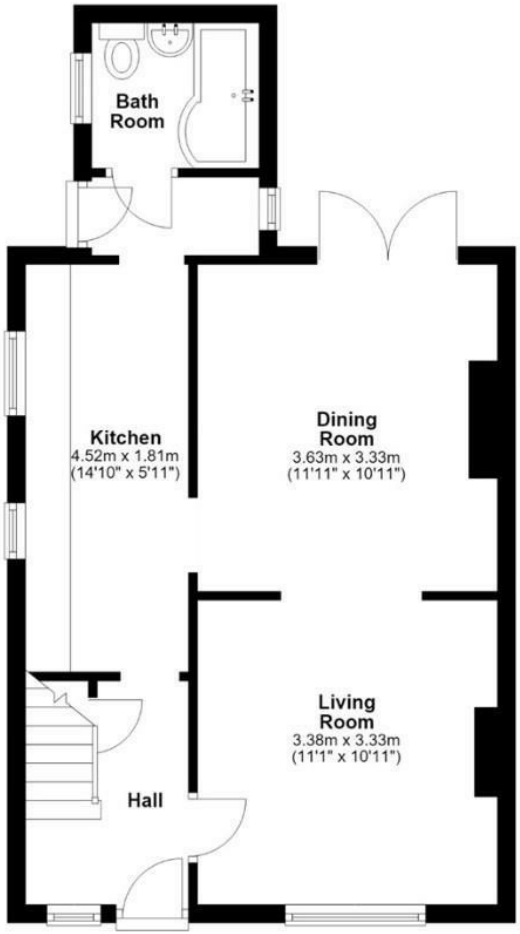
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

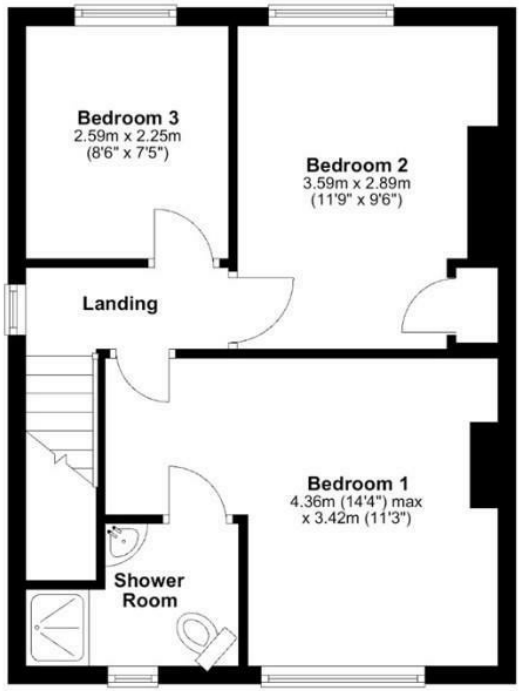




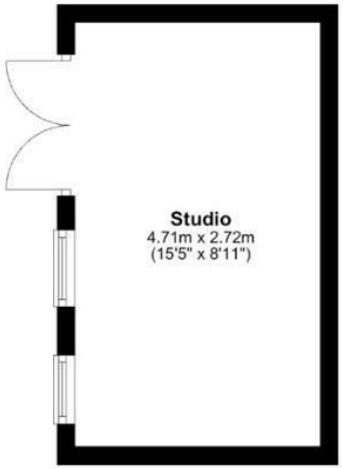
Ground Floor



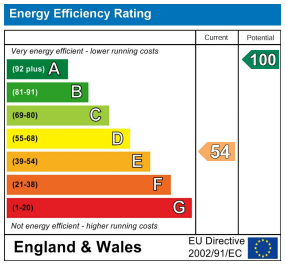
First Floor



Outbuilding



Approx. gross internal floor area 81 sqm (875 sqft) excluding Studio



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.











