26 Granta Terrace, Great Shelford, Cambridge, CB22 5DJ

Guide Price £435,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A CHARMING VICTORIAN HOME WITH BEAUTIFULLY PRESENTED ACCOMMODATION, COMPLEMENTED BY A PARTICULARLY VERSATILE SELF-CONTAINED ANNEXE.

- End of terrace period house
- 1125 sq ft / 104 sqm
- Gas fired central heating to radiators
- EPC-D / 60
- One-bedroom annexe with shower room, kitchenette and dining/living room
- 2 bedrooms, 2 reception rooms, 1 bathroom
- Built in the 1880s
- 0.06 are plot
- Council tax band-C

This attractive period property occupies a pleasant position on Granta Terrace, in the sought-after village of Great Shelford. Behind its traditional Cambridge brick façade lies a warm and characterful interior which has been carefully maintained and provides approximately 1,125 sq ft of accommodation in total, including the annexe.

The main house retains much of the appeal associated with its Victorian origins, with well-proportioned rooms, timber floors and an abundance of natural light. The accommodation is arranged over two floors and combines period character with comfortable, practical living spaces.

On the ground floor, the sitting room is an inviting reception space, with exposed timber flooring and the staircase rising to the first floor. There is a separate dining room, an attractive room featuring a traditional fireplace with fitted shelving and cabinetry to either side, creating an appealing setting for both everyday dining and entertaining.

To the rear, the kitchen/breakfast room extends to approximately 17 ft in length and is fitted with a comprehensive range of painted cabinetry and work surfaces. There is ample space for a breakfast table, while windows and a door towards the rear, provide a pleasant connection with the garden.

Upstairs are two bedrooms, including a well-proportioned principal bedroom with useful fitted storage, together with a second bedroom, with the added benefit of air conditioning. Both rooms are light and neatly presented. The generous family bathroom is fitted with both a bath and separate shower enclosure.

A particular feature of the property is the detached annexe, providing approximately 322 sq ft of additional accommodation. Arranged with its own bedroom, shower room, living/dining room and kitchenette, it offers considerable flexibility. It could be particularly well suited to guests or multigenerational accommodation, a home-working suite or other ancillary uses.

Outside, the house is approached through a small enclosed front garden, while to the rear is a surprisingly long and established garden. Immediately behind the house is a paved terrace providing space for outdoor seating and dining. Beyond the terrace, the garden becomes increasingly leafy and secluded, with mature trees and shrubs creating an attractive green backdrop. A garden shed provides useful storage.

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.

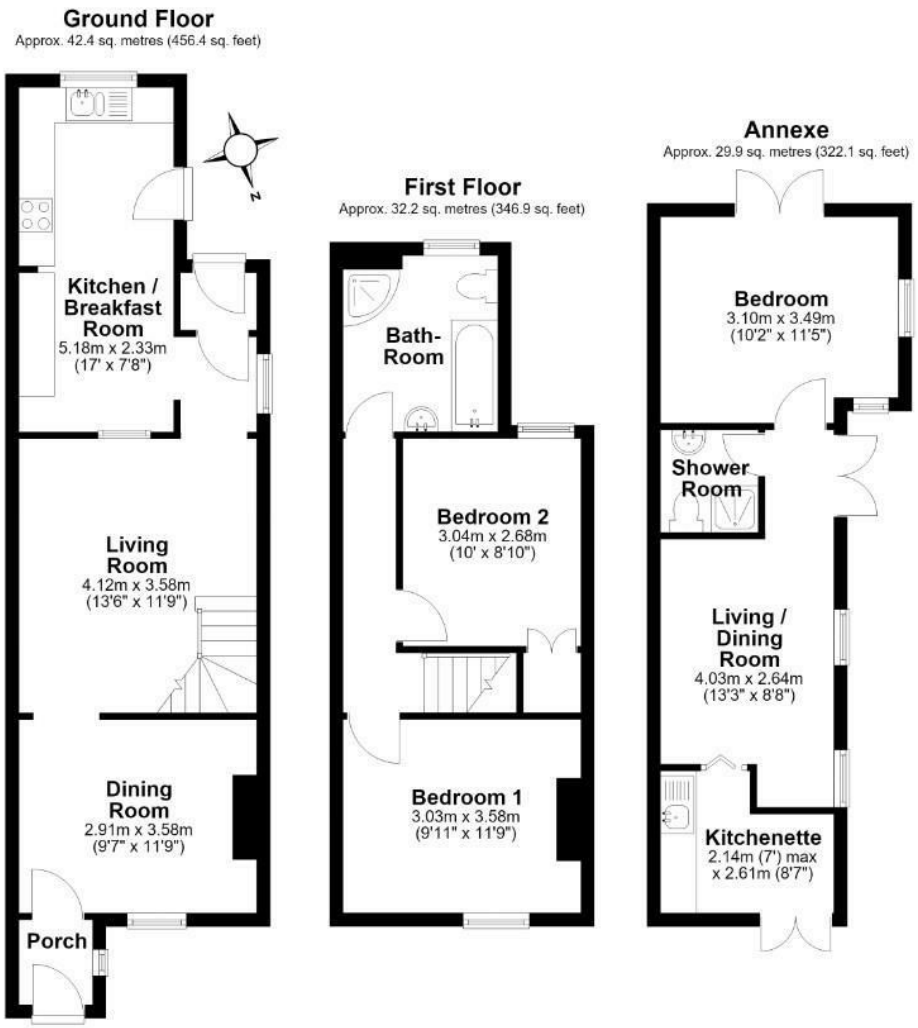
Tenure
Freehold

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

Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

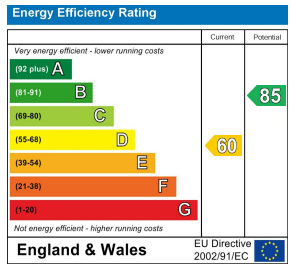
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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



Total area: approx. 104.6 sq. metres (1125.5 sq. feet)

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.