



Ashfield Dunsbridge Turnpike, Shepreth, Royston, SG8 6RA
Guide Price £625,000 Freehold



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AN ATTRACTIVE DETACHED 1930'S BAY-FRONTED RESIDENCE WITH SCOPE FOR ENLARGEMENT AND IMPROVEMENT, SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS APPROXIMATELY 0.35 ACRES AND LOCATED ON THE EDGE OF THIS SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- Detached house
- 1646 Sqft / 153 Sqm
- Gas fired central heating to radiators
- EPC - D / 67
- Chain free
- 3 beds, 2 baths, 3 recepts
- 0.35 acres
- Off road parking and garage
- Council tax - F

The property is located within Dunsbridge Turnpike, a small hamlet in the parish of Shepreth, located just off A10 signposted for Melbourn. The property is just a short walk from the local public house, garden centre and Hot Numbers Bakery and cafe. Furthermore, there are excellent commuter road links nearby and the main line train station. The property is set within mature and private gardens and grounds approaching 0.35 acres and lends itself to enlargement subject to planning consents.

The accommodation comprises an entrance porch to a reception hall with solid wood flooring and a cloakroom /WC just off. There are three reception rooms including a bay windowed sitting room, again with solid wood flooring. The lounge boasts an open fireplace with patio doors to the conservatory. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted work surfaces and a range of integral Siemens appliances including induction hob, double oven, extractor, fridge/freezer, dishwasher and a washing machine with door to the garden and the garage. Just off the kitchen area is a dining/breakfast room with views over the garden.

Upstairs, there are two large double bedrooms and a small single bedroom. There is an en-suite shower room to the master bedroom and a family bathroom with separate WC.

Outside, the property is set back with lawned gardens to the front, side and rear, well stocked flowers and shrub borders and beds, a generous driveway providing parking for multiple vehicles and leads to a large one vehicle garage with electric roller door, power and light connected. The property enjoys far reaching views over farmland.

Location

Shepreth is one of South Cambridgeshire's most picturesque spots surrounded by undulating countryside, tucked away just off the A10 and comparatively unspoilt in recent years by any major development schemes. Cambridge is 8 miles and Royston is about 5 miles distant and there is a bus service that runs to both from the village. The mainline train station offers fast access to Cambridge and London Kings Cross and the M11 is just a short drive away. Educational facilities are available at nearby Barrington and Melbourn. Shepreth Wildlife Park is a great attraction for families and there are also two public houses; The Green Man at Frog End and The Plough on the High Street.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water. There is private drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - F

Fixtures and Fittings

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

Viewing

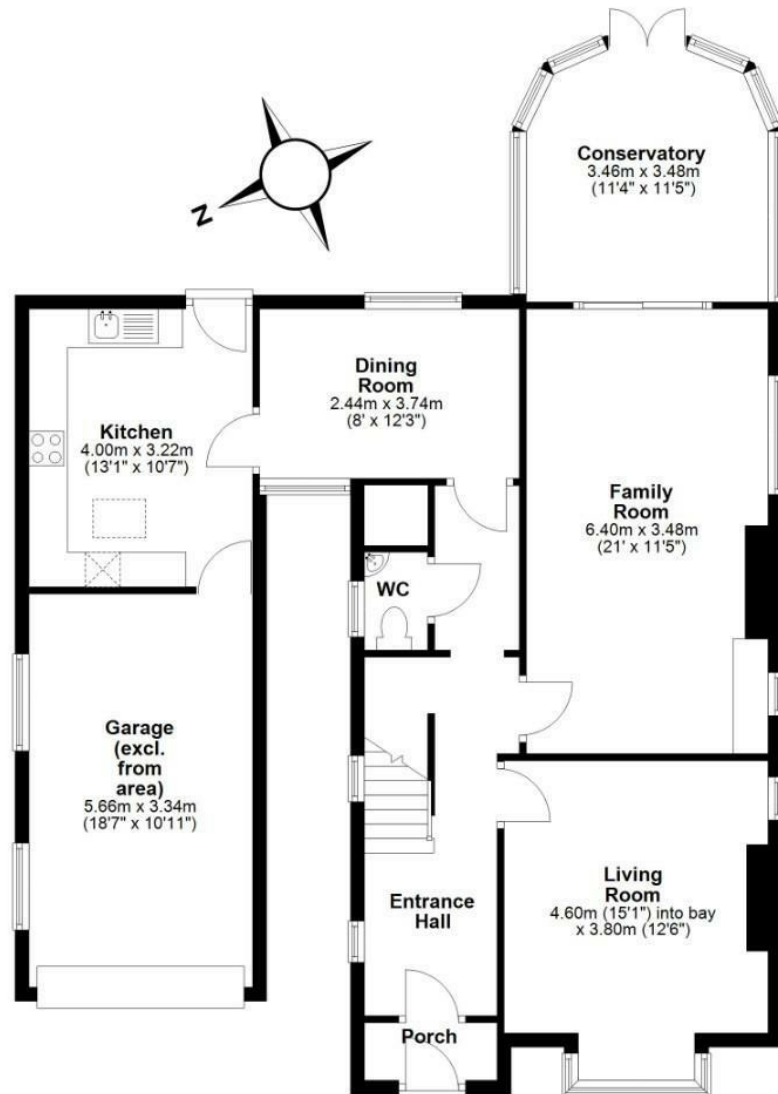
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Approx. 91.7 sq. metres (987.1 sq. feet)

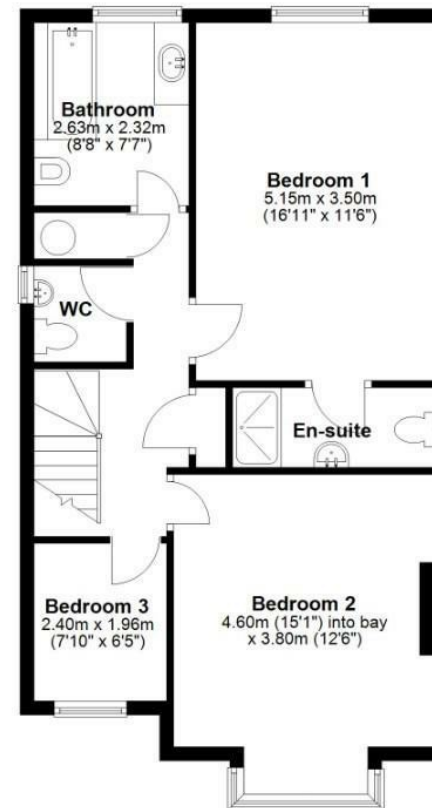


Total area: approx. 153.0 sq. metres (1646.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 61.3 sq. metres (659.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.



