44 Priams Way, Stapleford, Cambridge, CB22 5DT

Guide Price £1,250,000 Freehold

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**A SUBSTANTIAL SEVEN-BEDROOM DETACHED HOUSE, APPROXIMATELY 3100 SQFT, OFFERING EXTREMELY FLEXIBLE AND BEAUTIFULLY PRESENTED ACCOMMODATION SET WITHIN A MATURE AND PRIVATE GARDEN, LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER LOCATION.**

- Detached house
- 3105 Sqft /288 Sqm
- Gas fired central heating to radiators
- EPC-C /78
- Sought-after village location
- 7 beds, 3 baths, 4 recepts
- 0.27 acres
- Ample parking and EV charging
- Council tax band - F

The property occupies a fine centre of village location within this highly sought-after and established residential area, all just a short walk from the primary school, main line train station and village amenities. The current owners have resided very happily at the property for4 many years and in this time have transformed the house with a programme of expansion and full refurbishment, culminating in beautifully presented, generously proportioned and extremely versatile accommodation, extending to 3100 Sqft.

The accommodation comprises an impressive reception hall with marble flooring, stairs to first floor accommodation, cupboard under, a fitted coat cupboard and a cloakroom/WC just off. There are three reception rooms including the sitting room with feature fireplace which could easily accommodate a wood burning stove. This opens to a generous lounge and overlooks the garden, a snug/office with bespoke storage cupboards and book shelving and work station. The kitchen/breakfast/family room is very much the heart of this beautiful home and fitted with bespoke cabinetry with ample quartz work surfaces and a large central island/breakfast bar with deep pan drawers and a series of larder cupboards with one and a half butler sink. There is a gas Rangemaster stove with extraction over, space for an American style fridge/freezer and dishwasher. The kitchen is further complemented by a large boot/utility room, again fitted with bespoke cabinetry, including a coat and shoe storage, fitted work surface with inset one and a half sink unit, mixer tap and drainer plus space for the usual white goods and door to outside.

Upstairs, off a large galleried landing are seven bedrooms, both the master bedroom and the guest bedroom boasting luxury en-suite facilities and a further large luxury family bathroom.

Outside, the property is set back from the road, behind walling and a neat lawned front garden with in and out driveway, EV charging and secure gated access both sides. Accessed on the right hand side is a paved kitchen garden, ideal for growing vegetables and herbs and this leads to the mature and private rear garden which is predominately laid to lawn, complemented by a large Indian sandstone patio, further raised vegetable, herb and fruit beds, a wide and varied selection of trees and shrubs with a paved pathway leading to the rear of the garden where can be found a large log cabin with power and light connected and would make an ideal home office or hobby space. All is enclosed by fencing and enjoys good levels of 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**
Mains services connected include: gas, electricity, water and mains drainage.

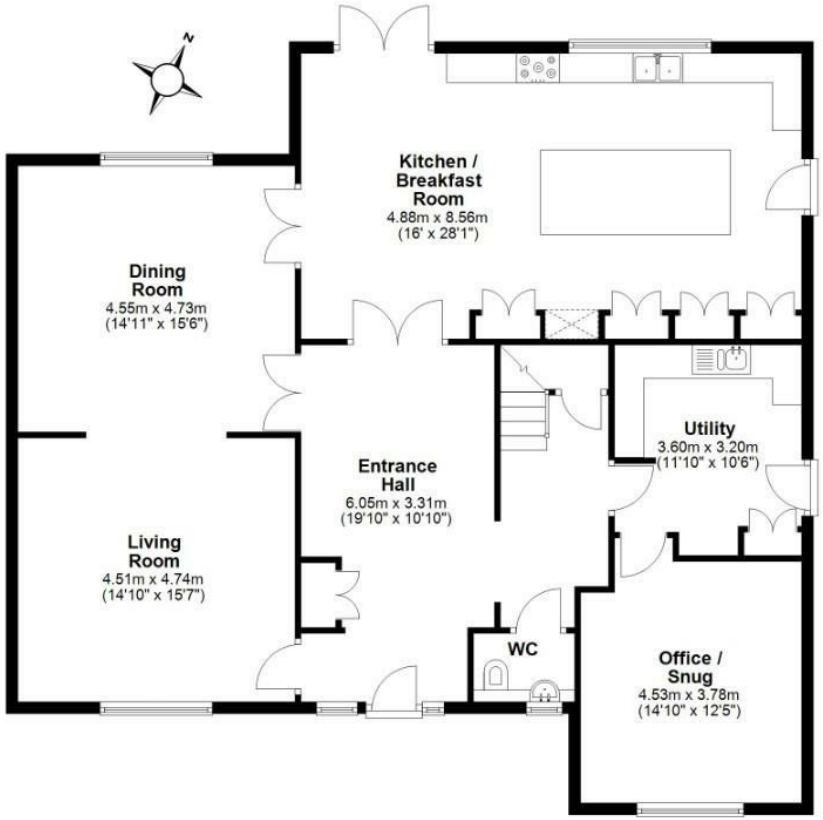
**Statutory Authorities**
South Cambridgeshire District Council
Council tax band - F

**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

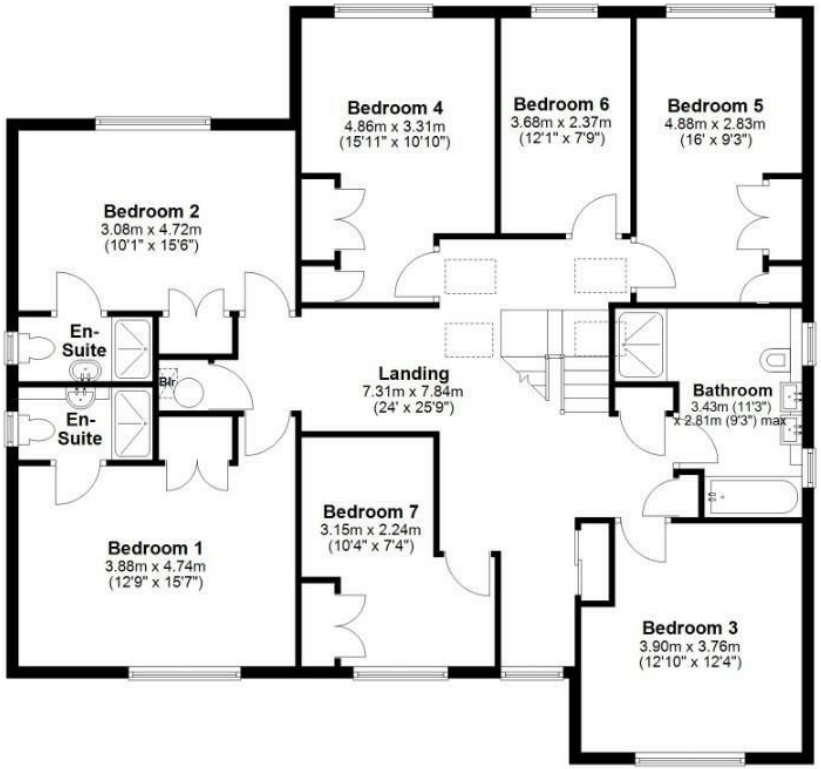
## Ground Floor

Approx. 145.1 sq. metres (1562.1 sq. feet)



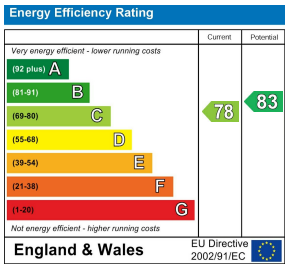

## First Floor

Approx. 143.7 sq. metres (1546.4 sq. feet)




Total area: approx. 288.8 sq. metres (3108.5 sq. feet)

Drawings are for guidance only
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.**