



222 Cambridge Road, Great Shelford, Cambridge, CB22 5JU
Guide Price £695,000 Freehold



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A HANDSOME PERIOD-STYLE, BAY-FRONTED, SEMI-DETACHED FAMILY HOME WITH SPACIOUS THREE-STOREY ACCOMMODATION, SET WITHIN A PRIVATE GARDEN AND CONVENIENTLY LOCATED FOR CAMBRIDGE CITY, GREAT SHELFORD VILLAGE AND THE CAMBRIDGE BIOMEDICAL CAMPUS. OFFERED WITH NO ONWARD CHAIN.

- Semi-detached townhouse
- 1675 sqft / 156 sqm
- 0.10 acre plot
- Ample off road parking
- Council tax band - F
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- Built in 1997
- Gas-fired central heating to radiators
- Bespoke stained-glass double-glazed front door
- Recently installed timber sash windows to the front elevation

The property occupies an attractive non-estate position set back from the road, located just outside the city limits. Built by highly regarded Houghton Homes in 1997, it was designed in an appealing period style with brick elevations, reconstituted stone bay windows and a tiled roof. The current owners have occupied the house since it was built and the front elevation has recently been enhanced by the installation of timber sash windows and an attractive bespoke stained-glass double-glazed front door.

The welcoming reception hall has ash flooring, a useful fitted storage cupboard, stairs rising to the first floor and a cloakroom / W.C just off. The elegant bay-windowed sitting room features an attractive gas fire with granite surround and hearth together with ash flooring. An opening leads through to the dining room / music room which has a built-in oak bookcase and provides a versatile second reception space. At the heart of the house is the impressive open-plan kitchen / breakfast / family room providing a generous and sociable space for everyday family life and entertaining. The kitchen is fitted with attractive cabinetry, extensive working surfaces, an inset 1 ½ sink unit, mixer tap, induction hob, double oven and extractor. There is space for a dishwasher and fridge freezer, with a useful adjoining utility area.

On the first floor, a half-galleried landing leads to three good-sized bedrooms. The bay-fronted principal bedroom benefits from an en-suite shower room, while a well-appointed four-piece family bathroom serves the remaining bedrooms. The second floor provides a particularly versatile large fourth bedroom, offering an excellent teenager's retreat, home office or potential master suite.

Outside the property is approached via a block-paved driveway, providing parking for up to three cars. Gated side access leads to the rear garden which is attractively landscaped and enjoys a good degree of privacy. The garden is laid principally to lawn with well-stocked flower and shrub borders, established beds and a generous paved patio terrace ideal for outdoor dining and entertaining. The whole garden is enclosed by fencing.

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-F

Fixtures and Fittings

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

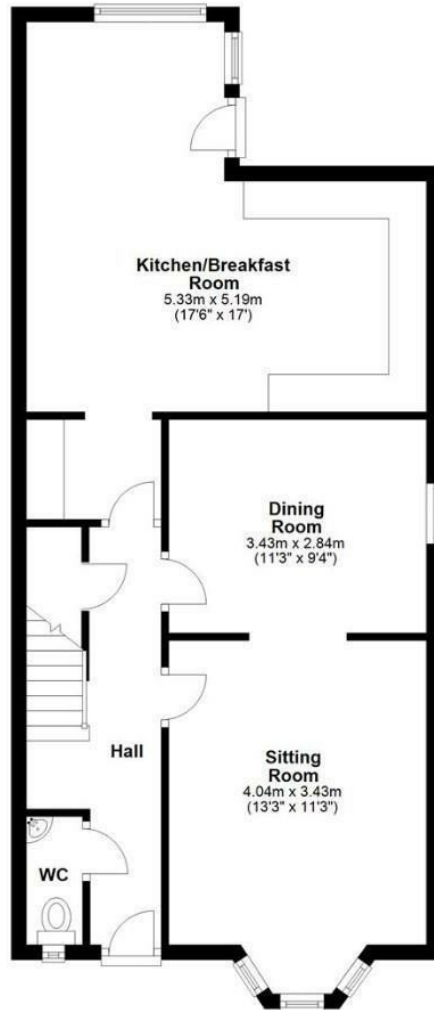
Viewing

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

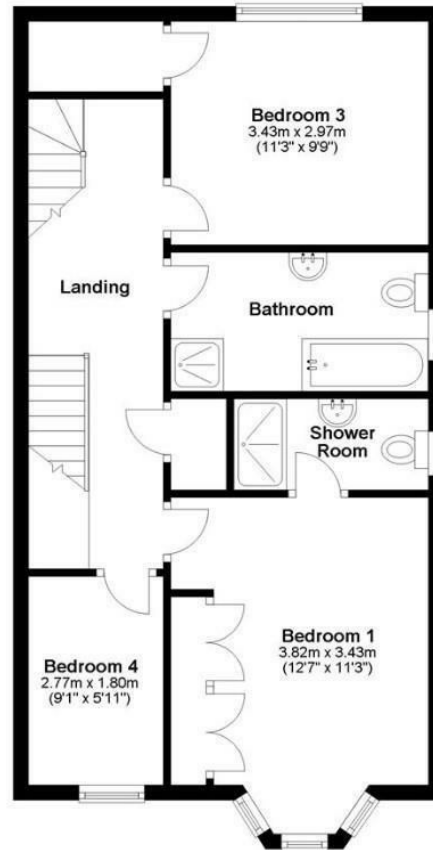




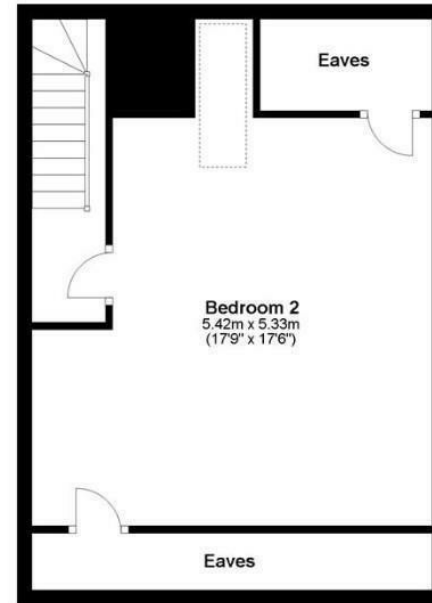
Ground Floor



First Floor



Second Floor



Approx. gross internal floor area 156 sqm (1675 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	80
	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.



