39 High Street, Great Shelford, Cambridge, CB22 5EH

Guide Price £850,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A RARE OPPORTUNITY TO ACQUIRE AN ESTABLISHED, DETACHED HOME OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION OCCUPYING A WONDERFUL CENTRE OF VILLAGE LOCATION WITH A PRIVATE GARDEN, AMPLE PARKING AND A DOUBLE GARAGE.

- 4 bedroom detached family home
- Plot size - approx 0.13 acres
- Chain free
- Tucked away, centre of village location
- Potential for expansion (STPC)
- 1298.7 sqft / 120.7 sqm
- Off-road parking & double garage
- EPC - D / 66
- Council tax band - F
- Popular village location

The property boasts an enviable position, tucked away on a private close shared with just two other detached properties and located right in the heart of the village. The property was built in the early 1980s to a bright and spacious design with potential for expansion (STPC). The property is accessed via a gravelled in-and-out driveway set back from the road with the added benefit of a double garage.

The accommodation comprises an entrance porch leading into a welcoming reception hall with stairs to the first floor accommodation, storage cupboard under and a cloakroom W.C. to the rear. The dual-aspect sitting room is a bright and airy room boasting a feature gas fire with stone surround and hearth and sliding patio doors to the garden. The kitchen/dining room boasts a triple aspect and is fitted with attractive cabinetry, ample fitted working surfaces with an inset one-and-a-half sink unit with mixer tap and drainer, four-ring Neff gas hob, oven, extractor and space for a fridge-freezer, dishwasher and washing machine.

Upstairs off the half-galleried landing are four bedrooms, all of which have fitted wardrobe cupboards, and a shower room comprising a low-level W.C., pedestal wash handbasin and a tower shower cubicle.

Outside, there is a gravelled in-and-out driveway with a parking area in front of the double garage with an electric up-and-over door, power and light connected, fitted storage cupboards and an expansive roof space above, which could potentially be converted into a hobby space. Gated side access leads to the rear garden, which has been designed with ease-of-maintenance in mind in a Mediterranean style and enjoys a south-easterly orientation. The garden is laid mainly to pavior and shingle with paved terraces and pathways, all bordered by well-stocked flower and shrub beds, a selection of specimen and fruit-bearing trees and mature hedging. All enclosed by fencing, enjoying good levels of privacy.

Agent's Note
The driveway is shared with the two properties either side.

Location
Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, coffee shops, dentist and the Health Centre in Ashen Green. The mainline station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital and Cambridge Biomedical Campus are within easy reach and Stansted Airport is within half an hour's drive (via M11).

Tenure
Freehold

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

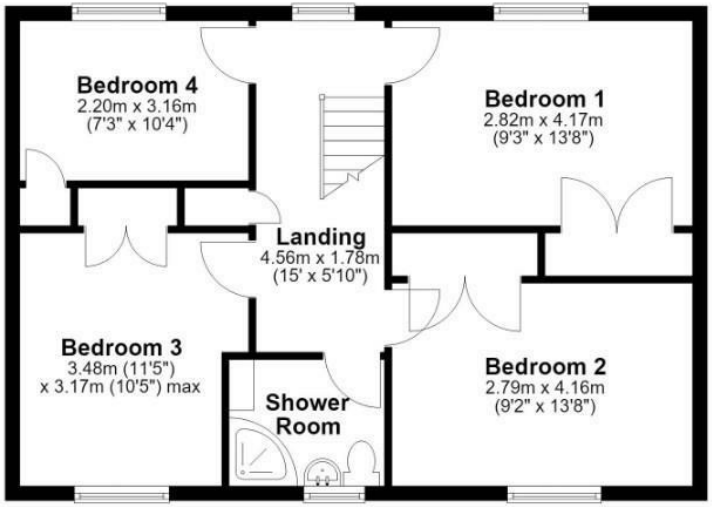
Statutory Authorities
South Cambridgeshire District Council.
Council Tax Band - F

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.

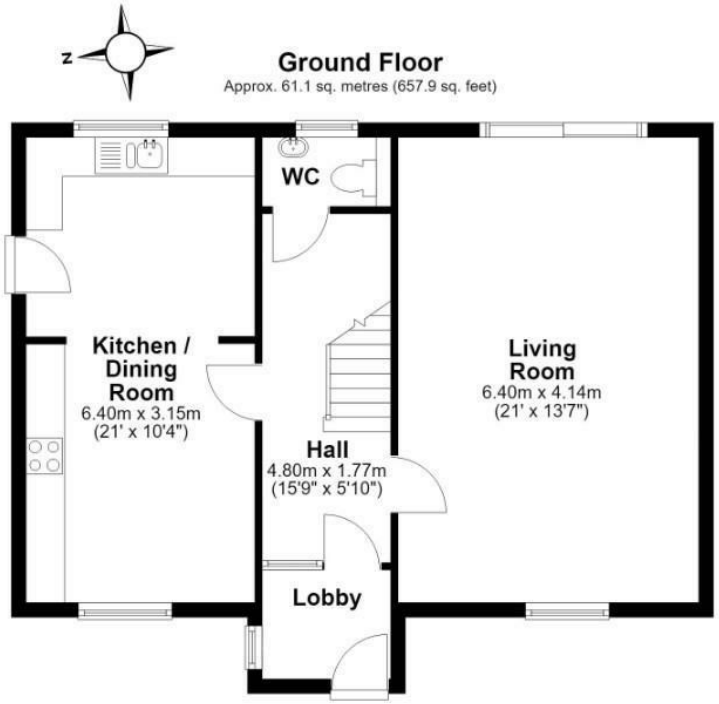
First Floor

Approx. 59.5 sq. metres (640.8 sq. feet)



Ground Floor

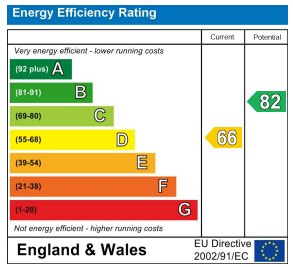
Approx. 61.1 sq. metres (657.9 sq. feet)



Outbuilding

Main area: Approx. 120.7 sq. metres (1298.7 sq. feet)

Plus garages, approx. 27.1 sq. metres (292.1 sq. feet)



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.