11 Courtyards, Little Shelford, Cambridge, CB22 5ER

Guide Price £720,000 Leasehold - Share of Freehold

REDMAYNE ARNOLD & HARRIS

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01223 800860

A RARE OPPORTUNITY TO ACQUIRE THIS ARCHITECT-DESIGNED FAMILY HOME. PEACEFULLY NESTLED AMONGST WOOD, PARKLAND AND COMMUNITY GARDENS, THE OPEN PLAN DESIGN FACILITATES EASY INSIDE/OUTSIDE LIVING. THE LIVING SPACES, CENTRED AROUND A FULL HEIGHT FIRE PLACE, ARE UNITED BY A HIGH, TIMBER-CLAD CEILING

- 4 bedroom detached house
- 1 bathroom, 2 vaulted reception rooms with mezzanine above
- 0.11 acre plot
- UPVC windows
- Council tax band-E
- 1623 sqft/150sqm
- Built in 1965
- Gas fired central heating to radiators
- EPC-F / 37
- 2 single garages en bloc

The property enjoys a wonderful, tranquil position, tucked away to the rear of this sought-after residential development, backing onto a pleasant wooded area and siding onto the village recreation ground. The property was constructed in 1965, one of only three of this particular house type with vaulted ceilings and full height picture window, both bathing the property in natural light.

The accommodation comprises a welcoming reception hall with Herring-bone Parquet flooring, views over the rear garden and a cloakroom/WC just off. The open planned living/dining room is a particularly fine feature of this wonderful home, with vaulted ceiling, large picture windows, exposed brick work and an open fireplace. Stairs from this room lead to a large mezzanine area, currently utilised as a home office, with door out to the balcony. The kitchen is fitted with attractive cabinetry, solid wood work surfaces with a single sink with mixer tap and drainer, five ring gas Range style cooker with extractor, space for a fridge/freezer, dishwasher and tumble dryer plus a wall mounted gas fired central heating boiler and door out to the enclosed courtyard/kitchen garden.

The inner hallway leads to four good-sized bedrooms, including the dual aspect master bedroom and guest bedroom, both with fitted wardrobe cupboards and oak flooring throughout. The family bathroom has a feature circular skylight and comprises a low level WC, pedestal wash hand basin, panel bath with mains fed shower over and ceramic tile flooring.

Outside, there is a wrap-around garden with lawn on three sides, flower and shrub borders and bed, a selection of specimen trees, box hedging, a secluded patio and overlooking a pleasant wooded area and siding onto the village recreation ground. The property also benefits from 2 single garages en bloc.

Location
Little Shelford is a delightful picturesque village situated about 5 miles to the south of Cambridge. The village has a range of facilities including, pub/restaurant, village hall and church. The adjoining village of Great Shelford (1 mile) provides a full range of local facilities including health centre, post office, bank, butcher, baker and delicatessen, two supermarkets. Great Shelford station provides a regular service to Cambridge (10 minutes) and connects to Liverpool Street line to London (from 78 minutes). There is easy access to the City of Cambridge with to the southern side Addenbrooke's Hospital, new Biomedical Campus and many of the University Departments. Cambridge railway station and the M11 motorway are easily accessible. There is schooling in Great Shelford and in Sawston.

Tenure
Share of freehold.
The freehold for the entirety of Courtyards is held by the Courtyards Management Company, which is run by Courtyards residents. Each of the 40 households has one 40th share of the freehold. There is a maintenance charge payable, currently £695 per annum, for the upkeep of the common areas.

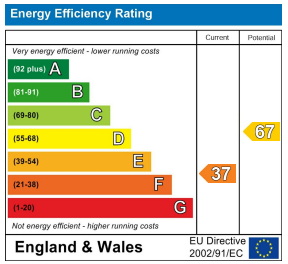
Services
Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-E

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

Approx. gross internal floor area 118 sqm (1275 sqft)



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.