

10 River View, Stapleford, Cambridge, CB22 5FW

Guide Price £800,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ATTRACTIVE CONTEMPORARY DOUBLE FRONTED, DETACHED 4 BEDROOM HOUSE, OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION WITH OFF ROAD PARKING, GARAGE, WALLED GARDEN AND SET WITHIN THIS SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- 4 bedroom, 3.5 bathroom detached house
- Large kitchen/breakfast/ family room
- Built in 2016
- Off road parking and garage
- EPC-B / 86
- 2 reception rooms
- 1375 sq ft / 128 sq m
- Gas fired central heating to radiators
- 0.08 acre plot
- Council tax band-F

The property enjoys a pleasant position set back and screened from the road within this highly sought-after modern development. The property makes up part of this attractive scheme, built by the award-winning Croudace in 2016. The property enjoys a convenient position just a short walk from Great Shelford's thriving village centre, main line train station and the infant schools.

In brief the accommodation comprises a covered storm porch leads to a welcoming reception hall with stairs to first floor accommodation, storage cupboard under, Karndean flooring and a cloakroom/W.C just off. There are two reception rooms, both dual aspect including a siting room including a feature fireplace, French doors to the garden and a spacious dining room. The kitchen/breakfast/family room is the heart of this lovely home and enjoys views over the garden. The kitchen area is fitted with attractive modern cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer and a range of integrated appliances, four ring gas hob, extractor, fridge/freezer, dishwasher and washing machine, all complemented by attractive ceramic tile flooring.

Upstairs, off the landing are four good-sized bedrooms, including the master and guest bedroom with en-suite shower rooms and a generous family bathroom.

Outside, the driveway provides off road parking for two cars and leads to a garage with up and over door, power and light connected with a door to the rear garden which is laid mainly to lawn with flower and shrub borders, paved patio and all enclosed by attractive walling.

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.

The village is easily accessible 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 is 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

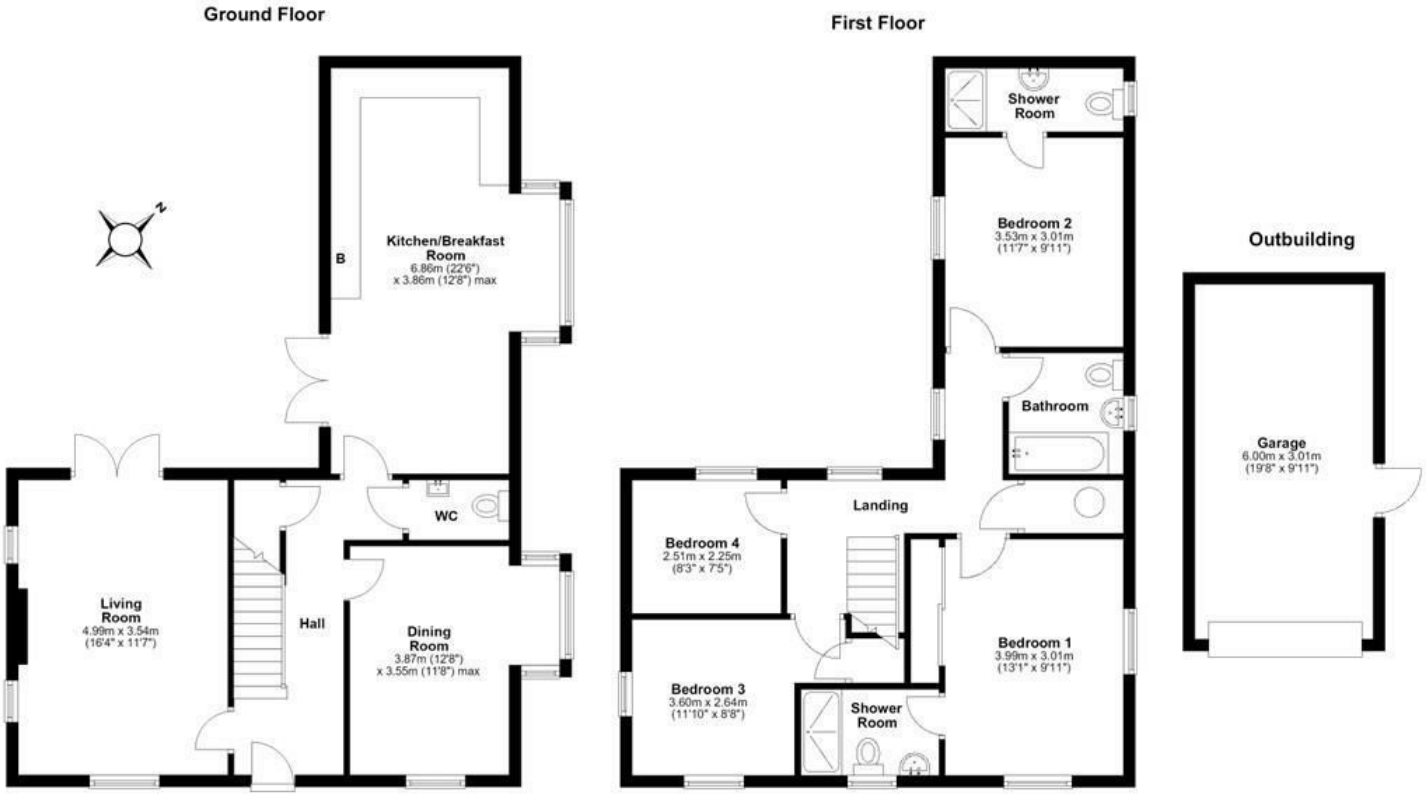
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

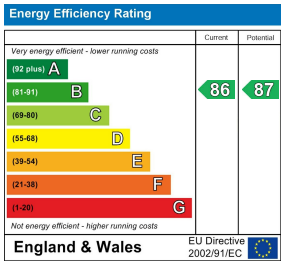
Agents Note
A private development with road/verges etc owned by a company called Riverside Management Company
Annual charge contribution for 2026 - £263.61







Approx. gross internal floor area 128 sqm (1375 sqft) excluding Garage



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.











