



40 Courtyards, Little Shelford, Cambridge, CB22 5ER
Guide Price £795,000 Leasehold - Share of Freehold



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A RARE OPPORTUNITY TO ACQUIRE AN EXCEPTIONAL DETACHED FAMILY HOME WITH GARDENS OF AROUND 1/3 OF AN ACRE, SET IN THIS HIGHLY DESIRABLE AREA LOCATED JUST OFF WHITTLESFORD ROAD IN LITTLE SHELFORD.

- 4 bedroom detached house
- 2 bathrooms, 2 receptions rooms
- Gas-fired central heating to radiators
- Mature and private gardens of around 1/3 of an acre
- EPC - C / 75
- 123.8 sqm / 1332 sqft
- Built in 1966
- Premium energy efficient cladding
- Garage and communal parking spaces
- Council tax band-E

Courtyards is a highly desirable area located just off Whittlesford Road in Little Shelford and is a scheme of quality houses, cleverly arranged around a number of tree lined courtyards, inspired by 'the courts of the Cambridge colleges'. Each house is orientated to enjoy maximum levels of privacy and seclusion with lovely views over open lawned areas and a wide and varied range of mature and ornamental specimen trees and bushes. No. 40 arguably boasts the finest position within Courtyards, benefitting from a superb south-facing wrap-around private garden of around 1/3 of an acre featuring mature trees and planted borders. The property benefits from having had a series of refurbishment works completed over the last three years, including full replacement exterior cladding to insulated Hardie Plank, replacement windows and doors, new black limestone paving, bespoke wooden terrace and brise soleil. New fencing has also been installed to the garden perimeter.

The accommodation comprises a spacious entrance hall with stairs rising to the first floor accommodation, fitted coats cupboard, original parquet flooring and a refitted WC just off. This beautiful parquet flooring continues through into the dual aspect sitting/dining room with large high specification glazed sliding door to garden, and understairs storage cupboards. The kitchen features a range of traditional style wooden cabinetry painted in a calming pale sage tone Farrow and Ball, and has ample work surfaces, a range-style gas double oven, dishwasher, and space for a double height fridge/freezer.

Upstairs there is a spacious light and bright landing with views over the garden from a large picture window, leading to four good sized bedrooms, including dual-aspect principal bedroom with dressing area. There is a generous 4-piece family bathroom together with laundry area, and a separate shower room with electric shower nestled between bedrooms 2 and 3. Bespoke high quality shutters are fitted to the key windows providing versatile coverage.

Outside, and particularly worthy of note, is a fantastic mature private wrap-around garden of around 1/3 of an acre offering substantial space for family lifestyle whilst still being a manageable size. There is a recently installed paved terrace area to the front of the property, and to the rear, accessed from the sitting room is a wooden terrace with feature brise soleil. The garden is mainly laid to lawn with some mature trees complementing the space. Various mature planted borders feature a variety of shrubs and plants. All enjoys excellent levels of privacy and seclusion.

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

Leasehold. Share of Freehold.

Leasehold is 999 years from 1st November 1961, with 934 years remaining.

Ground rent is £0 per annum

Service charge is £700 per annum, this is reviewed every year

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.







Ground Floor

Approx. 57.8 sq. metres (622.3 sq. feet)



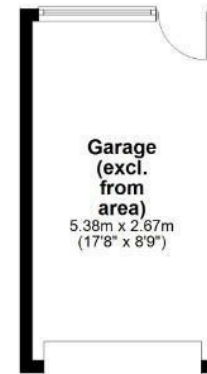
First Floor

Approx. 66.0 sq. metres (709.9 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 123.8 sq. metres (1332.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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	75	84
	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.



