



24 High Green, Great Shelford, Cambridge, CB22 5EG
Guide Price £795,000 Freehold



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A STUNNING, SEMI-DETACHED PERIOD RESIDENCE, EXTENDED AND SYMPATHETICALLY REFURBISHED OFFERING BEAUTIFULLY PRESENTED ACCOMMODATION, SET WITHIN PRIVATE WALLED GARDENS AND LOCATED CLOSE TO THE CENTRE OF THIS THRIVING AND HIGHLY SOUGHT-AFTER VILLAGE, AVAILABLE WITH NO ONWARD CHAIN.

- 3 bedroom, semi-detached period house NO CHAIN
- 3 reception rooms
- Off-road parking , private walled garden
- Gas-fired heating to radiators
- EPC - D / 62
- Large open-plan kitchen/breakfast/family room
- 1440 sqft / 133 sqm
- Conveniently placed for village amenities
- Plot size - 0.07 acres
- Original features such as sash windows, wood flooring, feature fireplaces

The property enjoys a fabulous no-through road position, just a short walk from the thriving village centre and mainline train station. The current owners, over the years have transformed the property with a programme of expansion and sympathetic refurbishment resulting in beautifully presented accommodation arranged over three floors. Great care has been taken to reserve much of the property's original character and charm including sash windows, solid wood flooring and feature fireplaces.

The accommodation comprises, a welcoming reception hall with solid wood flooring, a shower room incorporating a utility area located just off. there are two formal reception rooms, both with original feature fireplaces, solid wood flooring, fitted book shelving, and storage cupboards. The dining room has a wood burning stove inset within the fireplace and stairs rising to the first floor accommodation. The kitchen/breakfast/family room is very much the heart of this beautiful home with vaulted ceiling and bifold doors to the garden. The kitchen area is fitted with bespoke cabinetry, solid wood working surfaces with an inset ceramic sink unit, a gas-fired Aga complemented by a separate two-ring electric hob plus space for a fridge-freezer, dishwasher and a drinks fridge.

Upstairs off the landing, there are two double bedrooms both with fitted wardrobe cupboards, the master bedroom boasting an original fireplace. Both these rooms are serviced by a luxury bathroom with a feature roll top, claw-footed bath. There is a further bedroom on the second floor with a vaulted ceiling incorporating a number of skylights plus ample eaves storage.

Outside, there is off-road parking for at least two vehicles with double doors leading into the beautiful landscaped, Mediterranean-styled garden with paved pathways and terraces, raised flower and shrub borders and beds, various seating areas and all enjoying excellent levels of privacy.

Location

Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - D

Fixtures and Fittings

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

Viewing

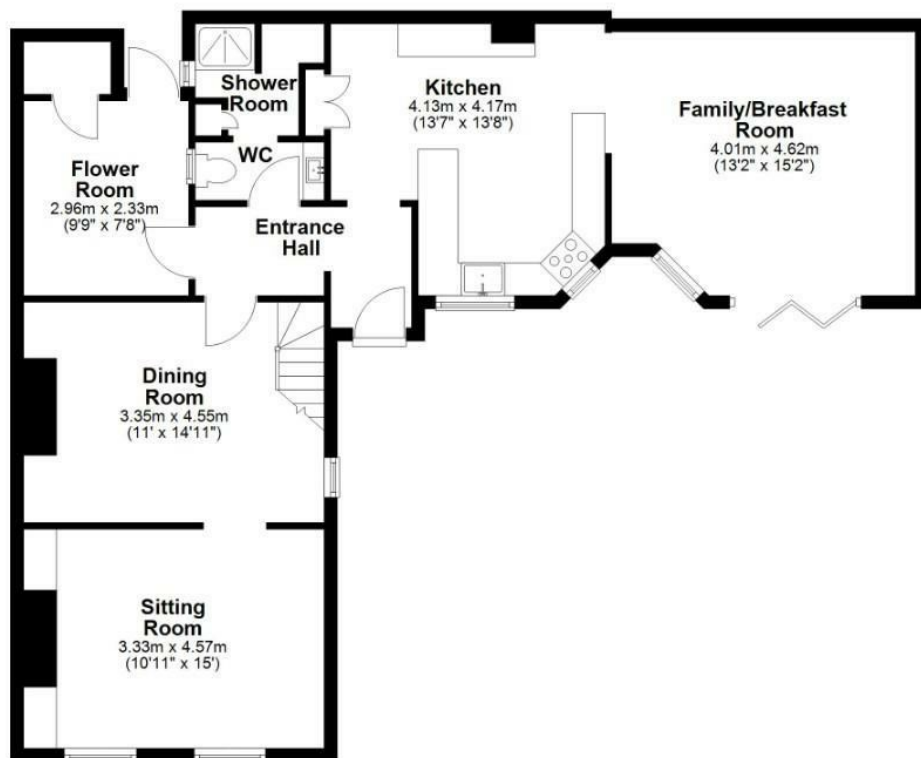
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 82.7 sq. metres (890.1 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



Second Floor

Approx. 15.6 sq. metres (168.3 sq. feet)



Total area: approx. 133.9 sq. metres (1440.8 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	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.



