



NEWTON ROAD
Little Shelford

Carter Jonas

NEWTON ROAD, LITTLE SHELFORD, CAMBRIDGE, CB22 5HL

- Addenbrookes Hospital / Biomedical Campus - approx. 2 miles
- Cambridge South Railway Station - approx. 2 miles
- Cambridge City Centre - approx. 4 miles
- M11 Junction 11 - approx. 2.5 miles

Individual detached family home extending to over 3,000 sq.ft • Light, spacious & highly versatile accommodation throughout • Generous living spaces with separate study • Well-equipped kitchen with integrated appliances • Five bedrooms & four bath/shower rooms • Beautifully landscaped predominantly south-facing gardens • Insulated brick-built garden studio with power, lighting & heating • Situated within one of the area's most sought-after villages • EPC rating C

DESCRIPTION

Originally constructed in the late 1960s to a contemporary design, the property has been improved over the years to create a light, airy and highly versatile home well suited to modern family living. Large windows and well-proportioned rooms allow natural light to flow throughout the accommodation.

The ground floor includes an impressive 'L' shaped sitting room with French doors opening onto the rear terrace, a generous dining/family room, well-equipped kitchen with integrated appliances. The utility room is fitted with ample storage, plumbing for a washing machine and dryer an integrated sink with mixer tap and patio door leading to the side garden. The study completes the reception rooms which has in the past also been used as an additional bedroom and playroom/snug.

There are also three ground floor bedrooms, including the principal bedroom with en-suite shower room, alongside two further bath/shower rooms.

A SPACIOUS AND INDIVIDUAL FAMILY HOME EXTENDING TO OVER 3,000 SQ.FT, SET WITHIN BEAUTIFULLY MAINTAINED LANDSCAPED GARDENS IN ONE OF SOUTH CAMBRIDGESHIRE'S MOST SOUGHT-AFTER VILLAGES.



The first floor has been converted to provide two additional bedrooms, one with en-suite shower room, together with a substantial studio space offering flexibility for a variety of uses including working from home, hobbies or further living accommodation.

The property combines spacious and flexible accommodation with a peaceful village setting, all within easy reach of Cambridge and excellent transport links.

OUTSIDE

The property is approached via a sweeping in-and-out gravel driveway providing ample off-street parking, screened by mature hedging, shrubs and established trees.

To the rear, the predominantly south-facing gardens have been professionally landscaped with mature planting, formal lawns and a substantial terrace ideal for outdoor entertaining. Additional outside features include a timber garden shed and an insulated brick-built garden studio with power, lighting and heating, offering versatile additional space.

LOCATION

Little Shelford is one of the most popular of the necklace villages around Cambridge, which, together with the neighbouring village of Great Shelford provides an extensive range of facilities. This includes a variety of shops, 2 supermarkets, bakery, cafe, primary school, library, church, health centre & recreation ground. There is a mainline railway station with services to London's Liverpool Street in about 85 minutes. Whittlesford Parkway Station, 3 miles to the south, has services to London's Liverpool Street in about 1 hour. The nearby University city of Cambridge also offers extensive cultural and shopping facilities together with an outstanding choice of independent schools for all ages.

ADDITIONAL INFORMATION

Tenure: Freehold

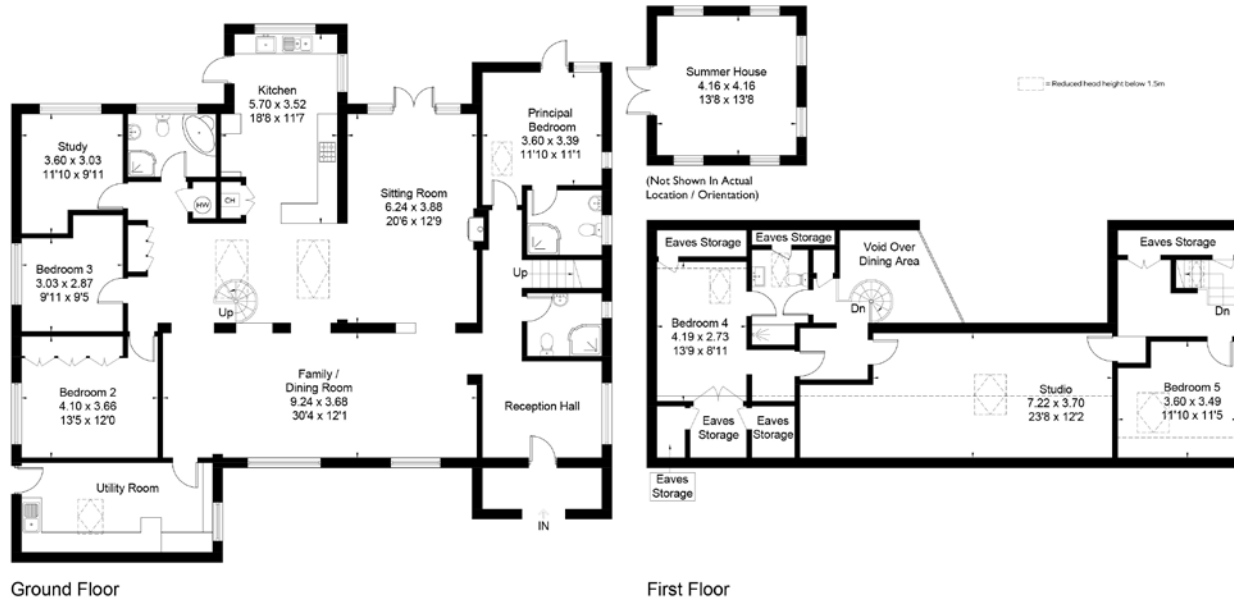
Services: Mains gas, water, electricity and drainage

Local Authority: South Cambridge District Council

Viewings: Strictly by telephone appointment with the selling agents Carter Jonas 01223 403330



Approximate Floor Area = 283.5 sq m / 3051 sq ft
(Excluding Void / Eaves Storage / Summer House)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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