



**KINGS MILL LANE**  
Great Shelford

**Carter Jonas**

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## **KINGS MILL LANE, GREAT SHELFORD, CAMBRIDGE, CB22 5EN**

- Cambridge City Centre – approx. 4 miles
- Great Shelford Railway Station – approx. 0.75 miles
- Cambridge Railway Station – approx. 4 miles
- Addenbrookes Hospital – approx. 2.5 miles

Sitting room • Family room • Kitchen/breakfast/dining room • Study • Cloakroom • 3 Double bedrooms • Family bathroom • Parking for around 5/6 cars • Superb gardens • EPC rating D

### **DESCRIPTION**

Since purchasing the property in 2007, the current owners have carried out a programme of extension and refurbishment to create a lovely family home with well-laid out accommodation. The property, however, still offers the opportunity for further development to make the most of its quite outstanding plot and location. It is wonderfully light throughout with many of the rooms boasting lovely views down the garden.

On the ground floor are two versatile reception rooms, one with doors opening onto the patio and one with a fireplace, a study, large utility with space and plumbing for washing machine and tumble dryer, a cloakroom and a very pleasant kitchen/breakfast/dining room with a good range of units and a further set of doors to the garden.

The three double bedrooms on the first floor all have fitted wardrobes and are served by a large family bathroom with a walk-in shower.

### **OUTSIDE**

The house sits centrally in its magnificent, established grounds offering excellent levels of tranquility and seclusion – outside space that is rarely found and has to be seen to be fully appreciated.

**A DETACHED AND WELL-PRESENTED 1950s FAMILY HOUSE SITTING IN BEAUTIFUL, UNRIVALLED GROUNDS OF 0.4 ACRES LOCATED IN ONE OF THE MOST SOUGHT-AFTER RESIDENTIAL ADDRESSES IN THE AREA.**



There are some impressive, mature trees and shrubs dotted amongst the mainly lawned garden along with a patio across the back of the house, ideal for al-fresco dining etc. The property also comes with a number of useful garden sheds/stores including a traditional timber potting shed. To the front of the house is a circular driveway, again edged with established planting, providing parking for at least 5 cars.

### LOCATION

Surrey Cottage occupies an impressive and unrivalled plot on this private, residential no-through road which is broadly recognised as one of the best addresses in Great Shelford within walking distance of many of the varied amenities this popular village has to offer. These amenities include doctors' and dentist's surgeries, a primary school, chemist, several convenience stores, a butchers' and bakers, public houses, a delicatessen, café, library and post office. In addition, there is a garden centre and Waitrose supermarket just a few minutes away. For the commuter there is excellent access to a railway station (to London's Liverpool Street) along with cycle routes into the city and very good road access to major networks. Addenbrooke's Hospital is close by which will soon be the site for the new Cambridge South railway station (into London's Kings Cross). Great Shelford is in the catchment area for Sawston Village College along with a wide range of private schools in Cambridge itself.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage. Gas fired central heating and hob.

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the selling agents  
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Approximate Gross Internal Area = 2012 sq ft / 186.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

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