



Hauxton Road

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An impressive detached house of 262 sqm / 2826 sqft. Backing on to fields in a 0.47 acre / 0.19 ha plot within one of the area's most desirable villages about 2.5 miles south of the city boundary.

Guide Price:
£995,000

Hauxton Road, Little
Shelford, CB22 5HJ



The house stands to the north western edge of Little Shelford, some 20m / 65ft back from the road in a broad plot of nearly half an acre. It is less than a mile from the local primary school and about 1.3 miles / 2km from Great Shelford's mainline railway station.

It has been substantially enlarged on the ground floor and also up into the first floor to create a house of very generous proportions with lots of flexibility to its layout.

The large main sitting / dining room, is in the middle of the house with the L-shaped open-plan kitchen / family room at the rear opening on to the garden. There are potentially up to 7 bedrooms, with the current owners having the property set up as 5 bedrooms - 1 on the east side of the house with an adjoining newly refitted shower room, 2 on the west side sharing a large bathroom and 2 on the first floor, one with an en-suite shower room and the magnificent master suite which includes a dressing room and large en-suite with freestanding bath, shower cubicle and dual sinks. Also on the east side is a study and the living room, which has a leafy, private outlook over the front garden, either of which could be used as further bedrooms.



Any of the three bedroom areas could easily be altered to form a self-contained annex to make the house suitable for an extended family or perhaps to accommodate an au-pair.

The lawned front garden is well screened from the road with a gravel driveway giving lots of parking and passing beside the house to a single detached garage.





262 sqm / 2826 sqft

0.47 acre / 0.19 ha

Detached house

5 bed, 3 recep, 4 bath

Garage and driveway

1940s

EPC - D / 61

Council tax band - F



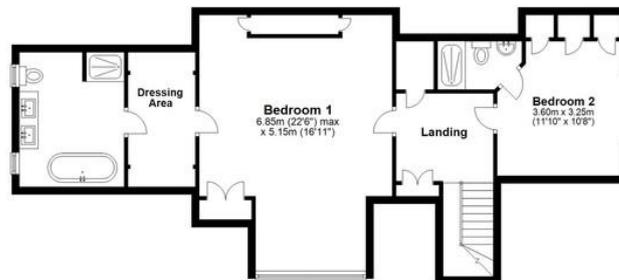
Ground Floor

Approx. 185.4 sq. metres (1995.9 sq. feet)



First Floor

Approx. 77.1 sq. metres (820.3 sq. feet)



Total area: approx. 262.6 sq. metres (2826.2 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanItUp.



Little Shelford is one of the most highly sought-after south Cambridge villages and stands about 2 miles / 3.5 km south of the City boundary. The majority of the village is within a Conservation Area which has protected its charm and ensured it has not been swallowed up by major development over the years.

It is a thriving community with a modern village hall, a large recreation ground with a brand new sports pavilion, a charming phone box library, The Navigator pub and Thai restaurant and a Chinese takeaway / fish and chip shop. The Ofsted 'Good' village primary school is just across the border into Great Shelford and there are excellent further facilities in that larger village including a post office, a butcher, a chemist, two supermarkets, hairdressers, GP surgery and dentist.

For the commuter there are good cycle routes into the City and to Addenbrooke's Hospital and the Biomedical Campus, Junction 11 of the M11 is about 2.5 miles / 4 km away and Great Shelford mainline station (Cambridge and London Liverpool

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