



177 sqm / 1912 sqft

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Double garage

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0.15 acre / 620 sqm

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1990s

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Detached house

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EPC - D / 60

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5 bed, 3.5 bath, 2 recep

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Council tax band - G

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The Hectare

A detached house with a flexible layout giving up to 5 bedrooms in an excellent tucked-away position away from passing traffic and in south-west facing gardens.



Guide Price  
£865,000



The Hectare is a close of 19 large detached houses built in the 1990s by David Reed Homes, an established local expert in this type of development. It stands on the north side of Cambridge Road adjoining farmland. The house is one of two, very nicely secluded right at the very end of the close well away from any passing car or foot traffic and has a pleasingly private, south-facing garden.

The layout gives three first floor bedrooms and four ground floor rooms, so up to five or even six bedrooms as required and there are three bath / shower rooms plus a ground floor cloakroom.

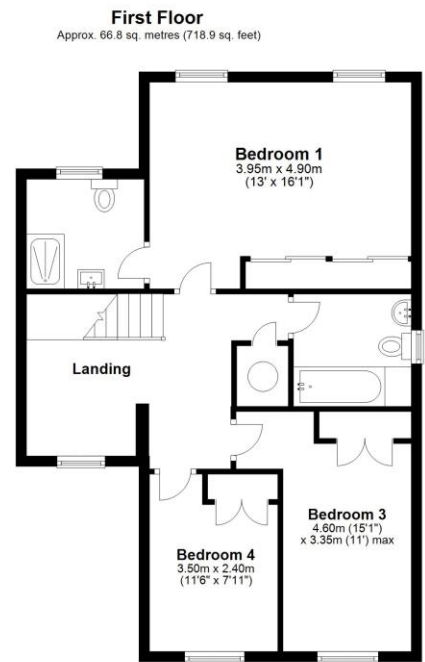
There is lots of parking and a double garage.

Great Shelford is one of the most sought-after villages south of the City thanks to its easy access to town and Addenbrooke's by road, regular buses, car-free purpose-built cycleways and train from its mainline railway station that also goes direct to London Liverpool Street.

The historic village centre has an excellent range of amenities including two small supermarkets, a convenience store, a deli, hairdressers, doctors, dentist, dispensing chemist, two pubs, a wine bar, restaurants and more. The primary school is very well regarded and there are various community facilities and social clubs. The large recreation ground has a new pavilion, tennis club and sports pitches and annually hosts the excellent Shelford Feast Festival.

It is a great community for those looking for a balance of convenience and traditional village feel and offers the real possibility of living day-to-day without the need to regularly drive out of the village.





Total area: approx. 177.6 sq. metres (1912.1 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.

Total area:  
Approx. 177 sqm  
(1912 sqft)



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