

LOW BROOMS

38 HIGH STREET • LITTLE SHELFORD • CAMBRIDGE





LOW BROOMS

38 HIGH STREET • LITTLE SHELFORD • CAMBRIDGE • CB22 5ES

A 5,160 SQ FT BEAUTIFULLY RENOVATED EDWARDIAN VILLAGE HOUSE WITH 3.6 ACRES

Entrance hall • Sitting room • Study • Drawing room • Dining room • Kitchen/breakfast room
Pantry • Two cloaks/WC • Utility room • Boiler room • Store room

Master bedroom with en suite and dressing room • 4 further bedrooms including
two further en suites and family bathroom

Attractive south facing rear gardens • Large parking area • Triple garage
Detached outbuilding/games room • Former vineyard and pasture

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, centered within a solid yellow square.

SAVILLS CAMBRIDGE

Unex House,
132-134 Hills Road,
Cambridge, CB2 8PA
01223 347 000
jbarnett@savills.com
lbanks@savills.com

Your attention is drawn to the Important Notice on the last page of the text





SITUATION

- There are excellent facilities within Little Shelford and the adjacent village of Great Shelford including a variety of local shops for everyday needs including a popular deli, butcher, convenience store, grocer, chemist, restaurants and public houses.
- There is a primary school in Great & Little Shelford and further schooling for all age groups in the area including notable independent schools in Cambridge such as St Faiths, The Perse, The Stephen Perse foundation schools, Kings College and St John's College prep schools, The Leys and St Mary's.
- For the commuter there are regular train services available from Great Shelford and Whittlesford stations leading to Cambridge and London's Liverpool Street station. Services to Kings Cross are available from the high tech university city of Cambridge 5 miles to the north with its immense cultural heritage, recreational and comprehensive shopping facilities including the newly completed Grand Arcade.
- The M11 (Junction 11) is 3 miles which in turn leads south to the M25 and London and to the north to the A14 which connects the A1/M1 and M6. Stansted Airport is 20 miles to the south situated off Junction 8 of the M11.





DESCRIPTION

Low Brooms is a substantial detached house with Edwardian origins offering over 5,160 sq ft of renovated and well proportioned accommodation laid out over two floors. The ground floor features four large reception rooms including a triple aspect drawing room with wood burning stove, oak flooring and French doors to the garden. Two pairs of matching double doors lead back to the spacious reception hallway and to the dining room which also has oak flooring, an impressive open fireplace and a deep bay overlooking the garden. To the other side of the hallway there is a further large reception room currently used as a study and a family or TV room. The current owners have added an impressive 64 sq m vaulted kitchen/family/dining room to the rear of the house with three sets of French doors leading directly into the garden. The kitchen area is fitted with a range of painted cabinetry with a large central island, granite working surfaces and integrated appliances and, beneath a matching hood a large range cooker with double oven, 6 gas burners and a hot plate/

griddle. A walk-in larder is also situated at this end of the room with a further American fridge, matching units with wooden working surfaces and an inset granite pastry slab. The remainder of the ground floor accommodation includes a wide rear hallway, second cloakroom, plant room and a utility.

A wide staircase with ingenious glazed lantern above leads to the spacious landing and the bedroom accommodation. The master bedroom enjoys views over the garden and beyond, together with a well fitted walk-in dressing room with full height storage along both sides. The tiled master en suite has a Duravit bath and large separate shower.

The remainder of the bedroom accommodation includes a large guest bedroom with en suite bathroom and built in wardrobes, a third bedroom with dressing area and en suite shower, two additional bedrooms and a family bathroom.

The attached floor plans show the layout in full detail.









OUTSIDE

The house is set well back from the High Street and has a large parking area leading up to a detached triple garage with remote controlled Hormann sectional doors. Opposite this is a detached outbuilding with potential for the creation of a separate annexe or similar (subject to any necessary consents) currently divided into a games room, w.c and store. The gardens are to the south west of the house and have been beautifully designed. A large paved terrace runs along the rear elevation beside the kitchen/family room beyond which is a formal parterre with clipped box hedging and stainless steel obelisks. In the centre of the wide level lawn

there is a rose pergola walk and to the southern side of the lawn a gazebo with raised seating area provides a pleasant spot to sit overlooking the gardens. To the other side of this section of the garden is a large pond with raised paved surround, a waterfall and an additional substantial outbuilding currently used as a workshop and machinery store. The grounds are at their widest at this point and include a former vineyard. The land beyond the garden, which can be accessed from the front of the property via a grassed path with five bar gates, contains a number of specimen trees and is laid to pasture.

LOW BROOMS

Approximate Gross Internal Area: 479.4 sq m / 5160 sq ft

Garage = 68.5 sq m / 737 sq ft

Outbuilding = 30.1 sq m / 324 sq ft

Barn = 53.8 sq m / 579 sq ft

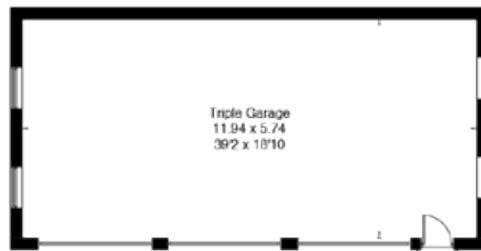
Total = 631.8 sq m / 6800 sq ft

For identification only. Not to scale.

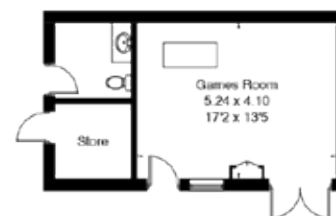


Ground Floor

First Floor

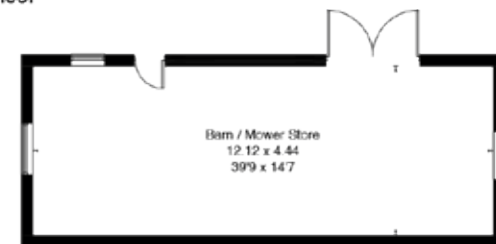


(Not Shown In Actual Location / Orientation)



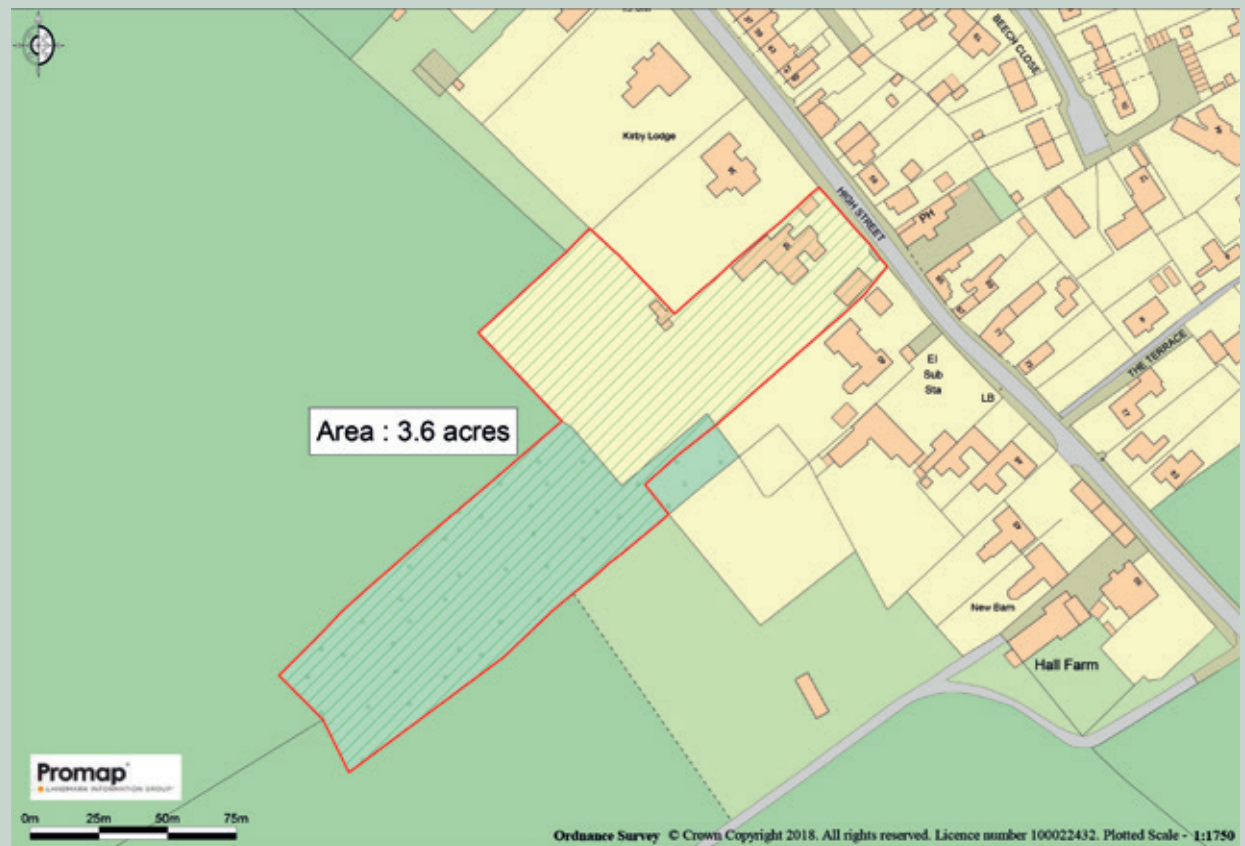
(Not Shown In Actual Location / Orientation)

Outbuilding



(Not Shown In Actual Location / Orientation)

Barn



SERVICES

All mains services are connected to the property.

OUTGOINGS

Council Tax Band H

Amount payable 2018/2019 = £3,468.32

LOCAL AUTHORITY

South Cambridgeshire District Council

AGENT'S NOTE

Some items of statutory shown in the photographs may not be included in the sale.

DIRECTIONS

From London proceed north on the M11 to Junction 10 the Duxford interchange. Take the A505 eastwards and the next left hand turn signposted to Whittlesford. Continue on this road and at the T junction turn right and then left signposted The Shelfords. Upon entering Little Shelford take the left hand branch of the road into the High Street and Low Brooms will be found on the left hand side after approximately 0.2 of a mile.

IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken by Justin Paget Photography Ltd September 2018. 18/09/11 JB. Kingfisher Print and Design Ltd. 01803 867087.



savills