

# THE GRANGE

GREAT SHELFORD • CAMBRIDGE



savills







# THE GRANGE

CHURCH STREET • GREAT SHELFORD • CAMBRIDGE • CB22 5EL

An exceptional refurbished village house in the heart of Great Shelford

Great Shelford station 0.5 miles (serving Cambridge and London Liverpool Street)

Cambridge 4 miles

Access M11 (Junction 11) 2.7 miles

London 57 miles

(all mileages are approximate)

Entrance hall • Drawing room • Study • Cloaks/WC • Kitchen/breakfast room

Utility room • Pantry • Rear reception hall • Sitting room

Master bedroom suite with dressing room and en suite bathroom

4 further bedrooms • "Children's" bedroom/attic • 2 en suites and family bathroom

Attractive south facing rear gardens • Parking for several cars

**in all about 1.8 acres**



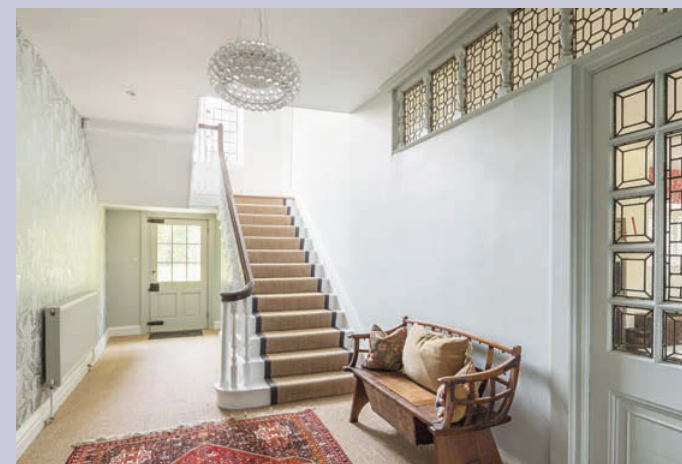
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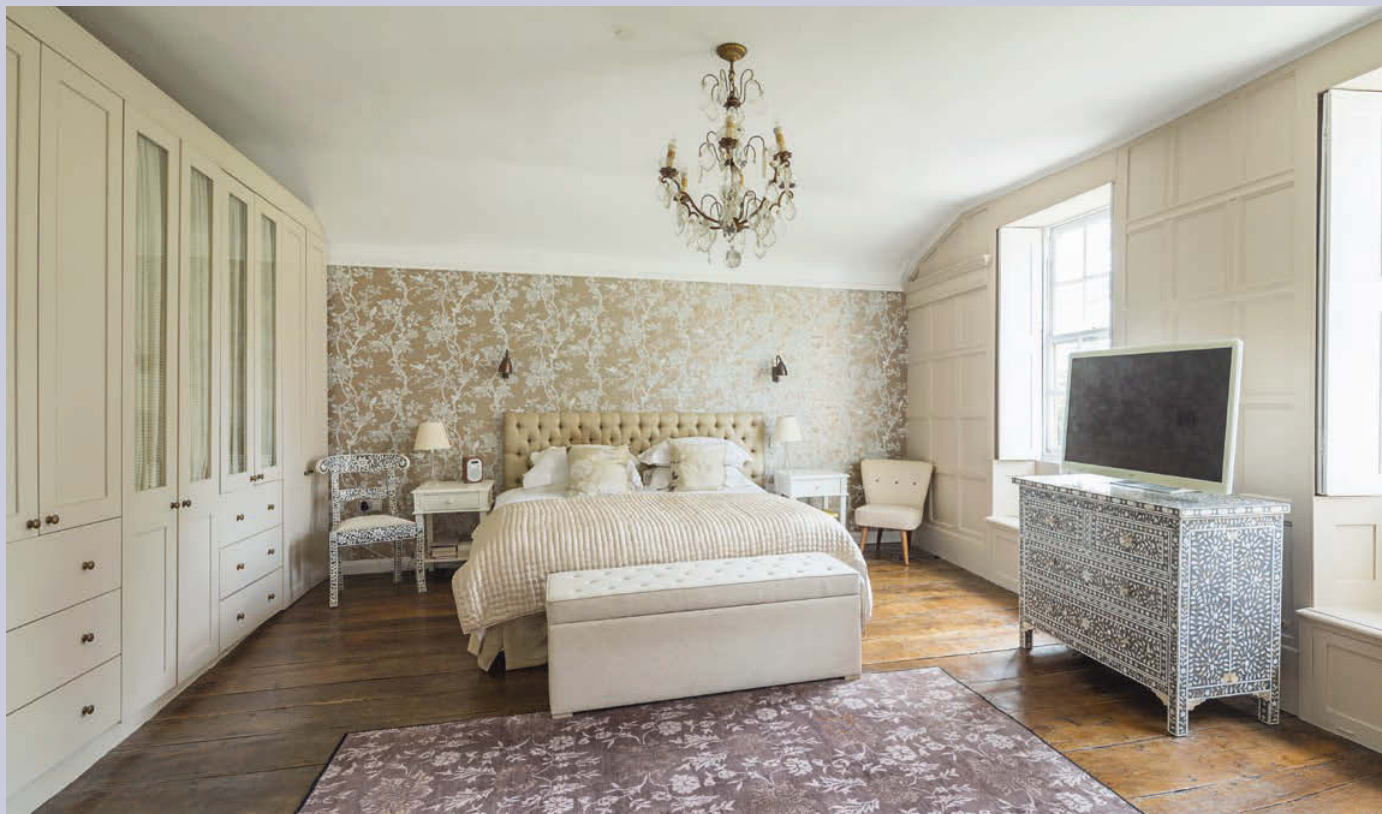


## SITUATION

- Situated close to the heart of the popular and well-served village of Great Shelford.
- Excellent facilities include a butcher, convenience store, grocer, chemist, restaurants and public houses.
- The village is just 4 miles to the south of the high tech University City of Cambridge. There is a direct cycle path alongside farmland and the railway to Addenbrooke's Hospital and the newly established Biomedical Campus to the south of the City.
- There is a primary school in the village and further schooling for all age groups in the area including notable independent schools in Cambridge such as St Faith's, The Perse, The Stephen Perse, King's College and St John's prep schools, The Leys and St Mary's as well as Hills Road Sixth Form College.
- For the commuter there are regular train services available from Great Shelford station leading to Cambridge and London's Liverpool Street station. Services to King's Cross are available from Cambridge station.







## DESCRIPTION

The Grange is one of the most important houses in this highly sought-after South Cambridgeshire village of Great Shelford.

The Grange, which was originally built in the 16th Century on the site of a 14th Century Manor House, was later extended in the 18th and 19th Century and divided in the mid 1980's. Sitting in approximately 1.8 acres, The Grange, which has been in the ownership of both the Grain and Carter Jonas families, is a very fine example of vernacular architecture. Many original features have been retained and in many cases enhanced by the current owners - the part-timber framed/part-red brick elevations sit beneath a pitched peg tiled roof, with 3 magnificent red brick chimney stacks with grouped octagonal shafts.

The house was divided in 1983 (into The Grange and West Grange) and has remained in separate ownership ever since - both parts have passed into new ownership and been refurbished within the last 5 years.

The Grange is largely made up of what would have been the original hall and cross wing, together with more recent additions and offers wonderful, well-proportioned accommodation extending to around 4,870 sq. ft.

The property is entered through a centrally positioned wide front door which opens into an original Arts and Crafts leaded glass reception hall and beyond through double doors in the same style, into the main hall. This welcoming space with sumptuous sisal carpets has views towards the rear garden.

To the left is a truly gorgeous kitchen with solid oak wooden floors and painted panels. A large kitchen island with a Corian work surface is positioned between two large sash windows to one end of the room with plenty of modern shaker style cabinetry units - including a pantry kitchen cupboard. Behind the duel fuel Britannia range with 5 ring gas hob, "antiqued" glass serves to reflect the light. There is ample room for a large dining table and enough space around the wood burning stove for a sofa.

Beyond, a rear reception hall opens into the sun room with views of the garden and leads through to a further reception room which could also be used as an en suite bedroom for guests or gym, as it is served with a shower room with attractive sanitaryware.

To the right of the hallway, the drawing room which was originally the main hall to the house and measures over 33 foot in length, is enhanced by an open fireplace with stone surround inscribed with "Think and Thank" and an impressive wooden mantle. Beyond is a panelled study or library with a fireplace (not currently used) with Delph tiles.

A WC and pantry completes the ground floor accommodation.

A wide staircase with mahogany handrail and sisal runner leads to a half landing which is bathed in natural light from leaded glass windows - thought to be original. There is a bedroom to the right and the stairs turn again to lead to the first floor landing. On this floor there are 4 double bedrooms including the master bedroom with a dressing room and en suite shower room with mosaic tiling, walk-in shower, twin sinks, freestanding bath and Burlington sanitary ware. There are three further bedrooms, two of which are en suite and a family bathroom. The unique guest bedroom with exposed beams has a "children's" bedroom above accessed by independent stairs.





## OUTSIDE

The house is set well back from the High Street behind a high brick wall. There is a wide gravel driveway with ample parking for several cars.

A south facing, wide deep terrace of York stone is bordered with formal box hedges and to the west there is an open sided gazebo with peg tile roof.

The south facing gardens which are laid mainly to lawn lie to the south and east of the house. All of the beds are planted with extensive perennial shrubs and bushes, interspersed with some large mature specimen trees – including oak, willow, pine and copper beech.

There are less formal orchards to the west of the gardens where the current owners have encouraged grasses and wild flowers.

In all 1.8 acres.

## ADDITIONAL INFORMATION

### Local Authority

South Cambridgeshire District Council

### Outgoings

Council Tax – Band H



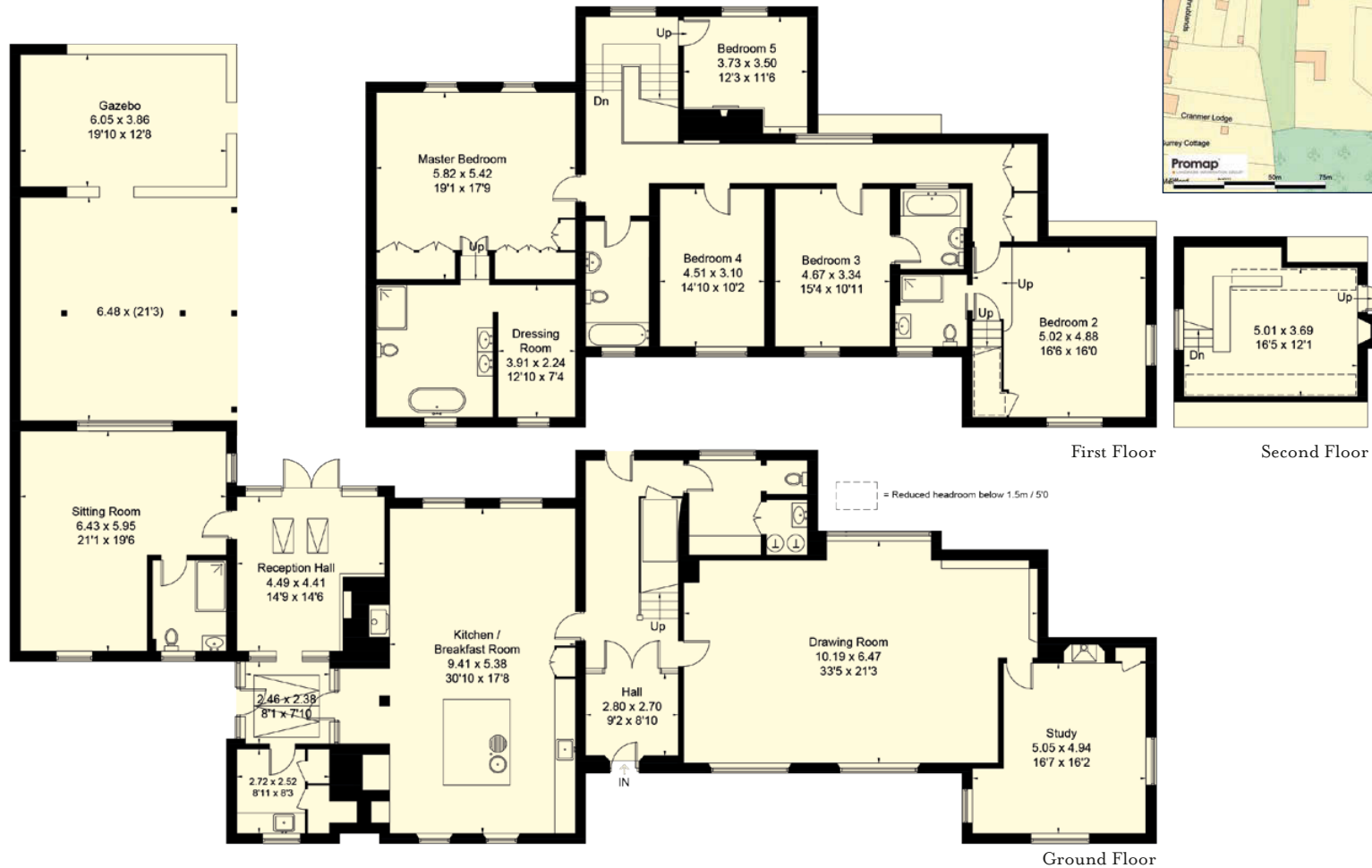


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Approximate Gross Internal Area:

452.5 sq m / 4870 sq ft

For identification only. Not to scale.



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