



Spacious modern house with landscaped gardens

31 Mingle Lane, Stapleford, Cambridge CB22 5SY

Freehold





Convenient south Cambridge village • Impressive vaulted entrance hall • Open plan kitchen living room • Sitting and garden rooms with bi-fold doors • Gated drive and double garage • Countryside views to rear

Local information

• Stapleford is situated approximately 5.5 miles to the south of the centre of the historic University City of Cambridge.

• Stapleford benefits from good everyday shopping facilities including a grocery store, post office, convenience store and popular public house & restaurant – The Blue Lion pub. The adjacent village of Great Shelford and nearby Sawston are particularly well served in terms of shopping and other facilities such as pubs and doctor's surgeries. Supermarket shopping is available at Sainsbury's Eddington (4.4 miles), Waitrose Trumpington (8.4 miles), Morrisons in Cambourne (5 miles) or the Tesco superstore at Bar Hill (5.8 miles).

• There is a train station in Great Shelford (0.3 miles distant) providing direct services to Cambridge from 8 minutes and London Liverpool Street from 1 hour 24 minutes.

• The high tech university city of Cambridge is 5 miles to the north where there are comprehensive shopping, schooling, recreational and cultural facilities.

• There is a pre-school and a primary school in the village with secondary schooling at Sawston Village College) Renowned independent schools are found in Cambridge including St John's

and King's College Prep Schools, The Leys, The Perse, The Stephen Perse, St Faiths and St Mary's.

(all distances and times are approximate)

About this property

This impressive modern house was built around 2016 as one of a pair on large plots backing on to open rolling countryside. Constructed by Houghton Homes with many bespoke modifications for the current owners, the house has spacious light and airy accommodation laid out over two main floors with a second floor housing two additional large bedrooms and a shower room. The ground floor has wood or ceramic underfloor heated flooring and the impressive entrance hall is vaulted to full height with a galleried landing above and built-in cloaks cupboard and a cloakroom. The study to the right has fitted book shelving and a desk with an outlook over the front garden. The sitting room is a well proportioned room with bi-folding doors and gas fire with stone surround.

At the heart of the house is the vast kitchen living room which features an opening atrium ceiling, extensive built-in "Bryan Turner" cupboards and a large island with granite working surfaces and inset induction hob and concealed extractor. There are further additional integrated appliances including two Fisher & Paykal fridge freezers, a wine



fridge, steam, a pair of conventional fan and combination microwave ovens all by Miele and a Quooker tap. To the side of the kitchen area is a large dining/sitting area and further built-in pantry cupboards. Beyond here is a wide top lit garden room with bi-folding doors to the rear garden, and ceramic tiled flooring.

At first floor level there are four bedrooms including the master to the rear which has a vaulted ceiling airing cupboard and walk-in dressing room lined on either side with units. The bedroom enjoys lovely views over open countryside towards the Gog Magog hills and features a central glazed Juliette balcony and a fully tiled en suite bathroom with freestanding tub, walk-in shower and twin wash basins and sanitaryware by Villeroy & Boch. All three of the other bedrooms have built-in wardrobes and wooden flooring together with en suite shower rooms to two and a separate family bathroom with bath and shower. The second floor contains two very large bedrooms which could be used for other purposes and a shower room and have dormer window facing towards the lovely views to the rear.

Outside, 31 Mingle Lane is approached via tall electrically operated iron gates which lead into a shingled parking area with lawn to one side and shrub planting all enclosed within mature hedging. The driveway leads up to the integral double garage with electric roller door.

Pathways to either side lead to the rear garden which has been expertly landscaped and features a paved terrace along the rear

elevations of the house with raised planting to one side and a variety of mature trees. The central part of the garden is lawned and planted borders with ornamental silver birch trees lead up to a Garden Studio with electric heating and bi-fold doors. Further planting all bordering the open countryside to the rear.

In all 0.35 of an acre.

Tenure

Freehold

Local Authority

South Cambridgeshire District Council: Band H

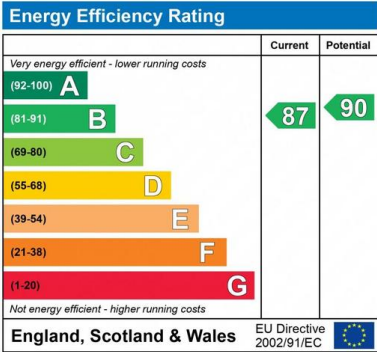
Viewing

Strictly by appointment with Savills





Approximate Floor Area = 505.0 sq m / 5436 sq ft
(Excluding Void)
Garage = 33.4 sq m / 360 sq ft
Total = 538.4 sq m / 5796 sq ft



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