



A house with potential in a sought-after location

Medford, Kings Mill Lane, Great Shelford, Cambridge CB22 5EN

Freehold





1950s house with scope for extension and refurbishment

- Large garden measuring about 0.45 acres
- Private no-through road close to the village centre
- In-out shingle drive and two garages
- No onward chain

Local information

• Medford is situated on a private no-through road which leads down to an historic mill and the river. The house is situated in a picturesque tranquil location, yet close to the heart of Great Shelford. The village provides an excellent variety of local shops for everyday needs including a butcher, convenience store, award-winning deli, grocer, chemist, restaurants and public houses. Located approximately 4.8 miles to the south of the high tech University City of Cambridge, there is a direct cycle path alongside farmland and the railway to Addenbrookes Hospital and the newly established Medi-Park to the south of the City and onto Cambridge station.

• 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 Faiths, The Perse CoEd, The Stephen Perse, King's College and St John's prep schools, The Leys and St Mary's.

• For the commuter there are regular train services available from Great Shelford station leading to Cambridge and London Liverpool Street stations. Services to King's Cross are available from Cambridge station.

• Cambridge is a beautiful city with immense cultural heritage and comprehensive shopping and recreational facilities

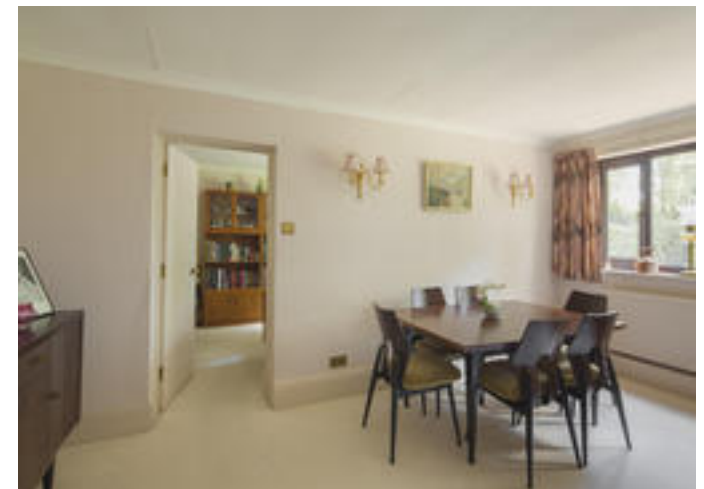
including the recently completed Grand Arcade shopping mall. The M11 is 3 miles away (Junction 11) which leads south to the M25 and London and north to the A14 which connects with the A1/M1 and M6. Stansted Airport is 24 miles to the south situated off Junction 8 of the M11.

About this property

Medford is a modern, mid-century property built of rendered brick elevations beneath a tiled roof sitting in lovely gardens which measure about 0.45 acres.

The property, which would benefit from a program of extension and refurbishment, is being sold with no upward chain is located on one of the most sought-after roads in this ever popular south Cambridgeshire village.

Medford is approached through a large front garden with an in and out shingle drive leading to a centrally positioned front door. A wide and bright hallway communicates with the principal rooms on the ground floor. The kitchen at the rear has solid wood doors and attractive man-made work surfaces. To the left of the hall is a well-proportioned drawing room with views over the front and rear garden. To the right the dining room leads though to a study. A downstairs cloakroom and good sized utility room complete the ground floor accommodation.



Upstairs the property is currently configured as three bedrooms and the master in particular has exceptional proportions with a large bathroom and equally impressive dressing room. There are two further bedrooms of good proportions and a large family bathroom.

It should be noted that the high pitch of roof would permit, subject to the necessary consents, an extension into the roof.

Outside there are two garages with electric doors on either side of the house. The front and rear gardens have a number of mature trees and shrubs and the position of the house backing onto gardens at the rear ensure that the house benefits from a great deal of privacy.

Tenure

Freehold

Local Authority

South Cambridgeshire District
Council: Council Tax - Band G

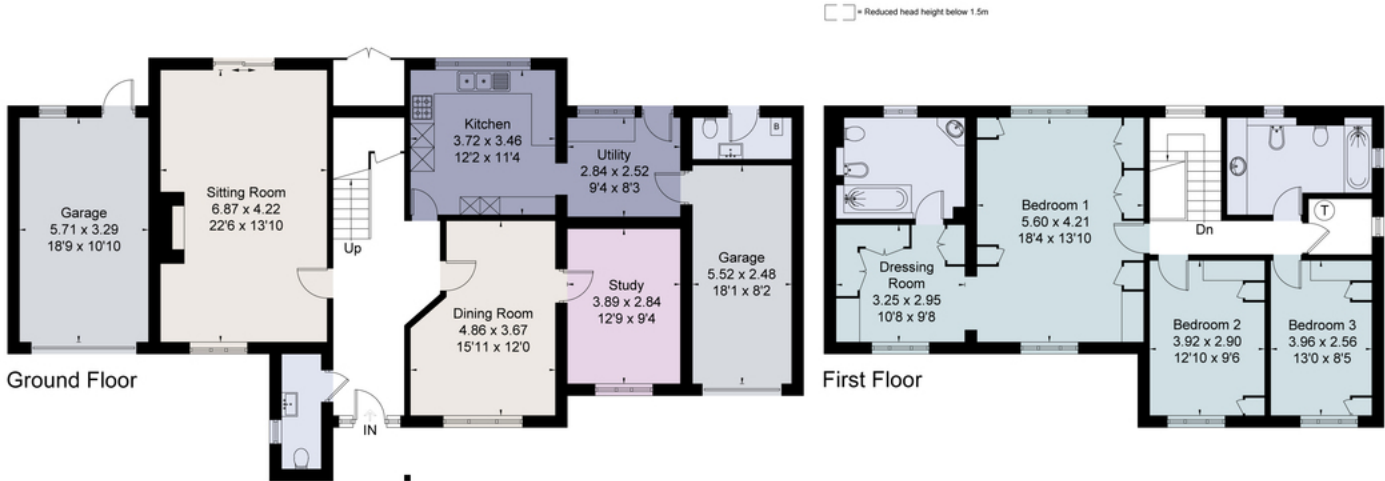
Viewing

Strictly by appointment with
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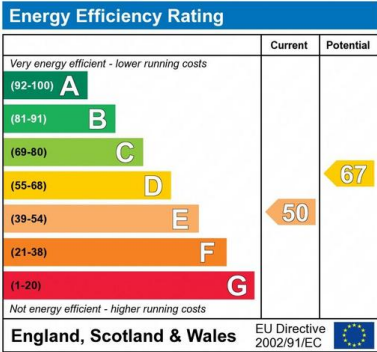




Approximate Area = 196.2 sq m / 2112 sq ft
Garages = 32.3 sq m / 348 sq ft
Total = 228.5 sq m / 2460 sq ft
Including Limited Use Area (2.3 sq m / 25 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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