



## Attractive Edwardian villa with river frontage

**Riversdale, 13 Woodlands Road, Great Shelford, Cambridge CB22 5LW**

Freehold









Sought-after private road • Recently extended and reconfigured • Exceptional kitchen breakfast room • Spiral staircase with glazed dome • Four en suite bedrooms • Separate Coach House • About 1.83 acres

#### Local information

- Woodlands Road is a sought-after private, no-through road in the popular village of Great Shelford, approximately 4 miles to the south of the City of Cambridge.

- The village has a good range of shops and services including library, chemist, delicatessen, butcher, supermarkets, newsagent and other independent local shops. There is also an excellent health centre, recreation ground with tennis courts and bowling green.

- There is a cycle path from the village to Cambridge City centre and the railway station is on the Liverpool Street line - both a short distance from the house. There is also good access to the M11 and A11.

- There is a well-regarded primary school whilst secondary schooling at Sawston Village College which feeds into Hills Road & Long Road Sixth Form Colleges.

- The University City of Cambridge (4.8 miles) offers a more comprehensive range of shopping, recreational, cultural and educational facilities together with a number of renowned independent schools including St John's and King's College Prep Schools, The Leys, The Perse, The Stephen Perse Foundation, St Faiths and St Mary's.

#### About this property

Riversdale is a substantial detached Edwardian family house dating from 1903 which has been extended and reconfigured by the current owners.

Although the programme of works is not yet finished the house has been completely re-wired, re-plumbed and a great deal of insulation added.

Of particular note is the kitchen breakfast room which spans across most of the back of the house and has been completed. This is an exceptional space with high ceilings and a German style kitchen with high quality Wolf and Sub Zero appliances. Sliding doors lead out to a wide terrace of Porcelanosa tiles and give views of the gardens beyond.

The property is entered on the ground floor with two well-proportioned reception rooms on either side giving balance, often associated with Edwardian properties. The impressive and wide hallway has been laid with underfloor heated Porcelanosa tiles and offers views to the garden through a large picture window at the southern end. A further large reception room is found at the end of the hallway which has wide sliding doors opening onto a terrace and offers a lovely aspect over the garden to the rear. From the hallway there is a magnificent spiral staircase with glazed dome leading to the first floor.



Upstairs there are four bedrooms. The master, although currently unfinished, is arranged with a large walk-in wardrobe, enormous bathroom with plumbing for a large bath, walk-in shower and twin sinks with views over the garden. The other three rooms all have a fitted en suite shower room with walk-in shower and floor-to-ceiling Porscelanosa tiles.

Outside, there is a coach house with garaging and workshops as well as a useful first floor studio/office.

The mature gardens and grounds are laid mainly to lawn with a decorative pond, fruit trees, soft fruit bushes and caged vegetable garden and steps down to the lower tennis lawn. The gardens include an outdoor heated swimming pool (currently unused) with adjacent timber pool house with storage area, changing room, plant room and external air source heat pump for the pool.

A particular feature is “the island”, a re-wilded area with paths cut through for ease of movement. This large section of ground accessed over an arched bridge has extensive frontage to both the river Cam and Granta with unique views of the curve of the river Cam.

To the front is a low wall with mature hedge, shrubs and trees and a gravelled parking area for several cars.

The gardens and grounds extend to about 1.83 acres: Main garden about 1 acre; ‘the island’ about 0.83 acres.

General Information - Please note, Woodlands Road is a private road owned by the residents. Current annual charges are £75.00.

**Tenure**

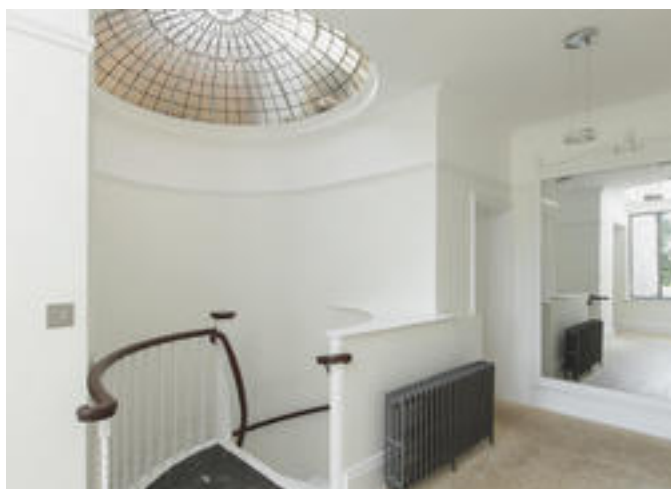
Freehold

**Local Authority**

South Cambridgeshire District Council: Band H

**Viewing**

Strictly by appointment with Savills










Approximate Area = 433.2 sq m / 4663 sq ft  
Outbuilding = 53.4 sq m / 575 sq ft  
Garage = 34.1 sq m / 367 sq ft  
Total = 520.7 sq m / 5605 sq ft  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	77
England, Scotland & Wales	EU Directive 2002/91/EC 	

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