



# Modern house with frontage to the river Cam

**2 Woodlands Close, Great Shelford, Cambridge CB22 5LP**

Freehold





Impressive vaulted entrance hall • Indoor swimming pool and "health suite" • Extensive flexible accommodation • Home cinema • Triple garage • Private sought-after road • Large gardens leading down to the Cam

#### Local information

- Woodlands Close is set just off Woodlands Road, 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 is at Sawston Village College which feeds into Hills Road & Long Road Sixth Form Colleges. There are good schools for all age groups in the private sector within Cambridge city centre including the Perse (pre-school, prep & upper), the Stephen Perse Foundation, The Leys, St Mary's, St John's & King's College prep Schools.

- The University City of Cambridge (4.8 miles) offers a more comprehensive range of shopping, recreational, cultural and educational facilities.

#### About this property

2 Woodlands Close is a high quality substantial detached house which was built in 2008 on a large mature plot which slopes gently down to the river Cam. The accommodation extends to approximately 11,002 sq ft and is arranged over two main floors with a large games room/ potential flat at second floor level with a bedroom, shower room and small kitchenette .

The double oversize front doors open into a vast entrance hall which is vaulted with a galleried landing over and flights of stairs to either side with decorative wrought iron balustrading. To the left double doors lead into the wood floored main sitting room which has French doors leading out into the rear gardens. The dining room, again accessed from the hall through impressive double doors has two sets of French doors and access through to the large kitchen/ living/ dining room. The kitchen, is positioned on the far side of the space and is raised up on a dais platform, featuring twin white Corian "islands" and a bank of gloss black units with a range of integrated appliances including x conventional ovens, a steam oven, coffee machine and fridges and freezer. There is ample space for a large dining table and steps in one corner lead down into a "snug" sitting room. Beyond the kitchen is a comprehensive "health and leisure suite" comprising a small gym, sauna/ steam room changing rooms with



shower and w.c and a kitchenette. The indoor heated and mosaic tiled swimming pool is housed within a vaulted room with seating areas, a feature glass bridge on one side and French doors leading out into the garden.

At first floor level there is a landing sitting area at the top of the stairs and access to the remainder of the accommodation which includes a very large main bedroom suite with Juliette balconies, a dressing room and a bank of built in wardrobes together with en suite bathroom. There are three further bedroom suites, with sitting & dressing rooms and en suite bathrooms, two additional bedrooms a family bathroom and the large office/ studio which has a further flight of stairs leading back down to the ground floor. In addition on this floor is the split level cinema room. The top floor features a large open plan games room a further bedroom, bathroom and kitchenette which may offer potential to be used as a separate flat.

The accommodation in full is shown in the attached dimensioned floor plans.

To the front a shingled driveway entrance with lawns to either side leads up to the house in front of which is a large parking area and the three integral garages with electric up and over doors. The garden is mainly to the rear and laid to lawn with mature trees and slopes down to the river Cam. There is also a world war II pill box in one corner.

NOTE - The vendors wish to remove many of the exotic trees/ shrubs planted around the house

prior to completion of the sale. Further information is available from the vendors agents.

**Tenure**

Freehold

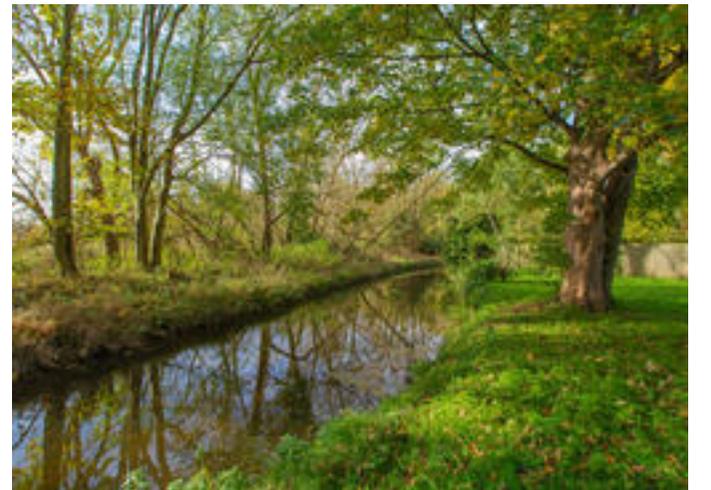
**Local Authority**

South Cambridgeshire District Council: Band H

**Viewing**

Strictly by appointment with Savills





Approximate Floor Area = 1022.1 sq m / 11002 sq ft (Excluding Void)  
Triple Garage = 44.7 sq m / 481 sq ft  
Total = 1066.8 sq m / 11483 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 268768

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	83
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**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. 02021171 Job ID: 147380 User initials: 201112VP