



## Recently constructed architect designed house

**13 Gog Magog, Stapleford, Cambridge CB22 5BQ**

Freehold





Popular convenient residential location • Flexible accommodation • First floor one bed annexe/flat • Attractive landscaped gardens • Integral insulated garage/gym • Built in 2019/20

#### Local information

• Stapleford is a south Cambridge necklace village, just beyond the Shelfords. There are local facilities in Stapleford including a village shop/post office, public house, school and garage.

• In Great Shelford there are excellent shopping facilities for everyday needs together with a train station providing direct services to Cambridge taking from around 5 minutes and London Liverpool Street from around 80 minutes alternatively there are trains to London Liverpool Street from Whittlesford station taking from 60 minutes. Shelford train station is approximately 0.6 of a mile distance and there is also a cycle path which runs alongside the railway to Cambridge making a cycle commute to the City a practical proposition.

• The high tech university City of Cambridge is 6 miles to the north where there are comprehensive shopping, recreational and cultural facilities. Local schooling is available in the village and also in Great Shelford and 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 Perse Girls and St Mary's.

• Access to the M11 (Junction 10) the Duxford interchange is 4 miles south of the property which in turn leads south to

Stansted Airport, the M25 and London. The M11 turns into the A14 north west of Cambridge which leads to the east coast ports, the A1, M1 and M6.

(All distances and mileages are approximate).

#### About this property

13 Gog Magog Way was designed by the well known firm of architects Nicholas Tye Architects and built to a high standard in 2019/20. The design provides flexible, light and spacious accommodation thoughtfully laid out extending to approximately 3,582 sq ft overall including an integral double garage which is also insulated and currently used as a gym. There are large communal open plan spaces ideal for family living but also rooms with good levels of acoustic separation allowing for activities typical of modern family life to go on without intruding into the main space. There is also a first floor studio/flat or guest annexe accessed via its own staircase above the left hand "wing".

Centred around a very social open plan kitchen/breakfast room with wide sliding doors opening on to a landscaped courtyard between the two wings, this space flows through in to a large and light main living room and the partly vaulted dining room to one side. The kitchen features a central island with integrated appliances and patinated copper effect



cupboard fronts and quartz work surfaces. The main sitting room is triple aspect with a feature freestanding chimney with gas flame effect lozenge shaped fire.

At first floor, there are three bedrooms with a galleried landing and two bathrooms (one en suite to the main bedroom). A family room on the ground floor can also function as bedroom five with the shower/cloakroom off the entrance hall nearby. The energy rating is an 87 "B" reflecting the high standards of insulation and the home also benefits from solar PV panels on the roof minimising energy costs.

Accessed off Gog Magog Way there is a shingled driveway with parking for a number of cars and access to the integral garage and the original single garage which is situated on the far left hand side of the house. The rear garden has spaces which wrap around the house with a feature pond between the wings with a deck and feature stones surrounding, a paved terrace at a higher level beyond and the remainder of the rear garden is laid to lawn with shrubs and trees.

In all 0.23 of an acre.

**Tenure**

Freehold

**Local Authority**

South Cambridgeshire District Council

**Viewing**

Strictly by appointment with Savills





Approximate Floor Area = 332.7 sq m / 3582 sq ft



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | 87                      | 87        |
| (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 |           |

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