



Woodlands Close, Great Shelford, Cambridge, CB22 5LP

TuckerGardner

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

A beautifully appointed, seven bedroom, detached country residence of around 11732 sq ft, enjoying an exclusive private road location within Great Shelford with generous landscaped grounds of approximately 0.94 of an acre.

Entrance hall ■ sitting room ■ dining room ■ snug ■ cloakroom ■ kitchen/breakfast room ■ utility room ■ boot room/lobby ■ boiler room ■ network room ■ TV/playroom ■ gym ■ pump house ■ swimming pool ■ changing facilities ■ sauna ■ office ■ home cinema ■ master bedroom with dressing room and en suite ■ 2 bedroom suites with reception room, dressing area and en suites ■ 4 further double bedrooms with en suite to bedroom 4 ■ family bathroom ■ games room with kitchen and cloakroom ■ walk-in storage ■ triple garage ■ private driveway with parking for multiple cars ■ open front garden ■ landscaped south facing rear garden

Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, marvellous deli and the Health Centre in Ashen Green. The mainline station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11. There is a Church of England Infant and Junior School in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital is also within easy reach and Stansted Airport is within half an hour's drive (via M11).

Woodland House was built in 2007, commanding a fine position within beautifully landscaped gardens and grounds of around 0.94 of an acre stretching toward the river Granta and has been built and equipped to the highest of standards. The accommodation in total extends to approximately 11732 sq ft and includes a leisure suite with heated indoor swimming pool.

The scale and quality of this stunning home is immediately apparent upon entering, the gracious reception hall has a sweeping maple and wrought iron staircase with impressive gallery landing creating a lasting impression and leading to the breathtaking formal sitting room, large dining room, snug and magnificently fitted split-level kitchen/breakfast room with Italian contemporary units in black with white, Corian worksurfaces, two islands, black marble flooring, integrated appliances including two AEG induction hobs with adjacent barbecue, two pop-up extractor units, Corian double sink with mixer taps, boiling water and chilled water taps, two Miele



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ovens, Miele fridge, freezer and ice maker, four Fisher and Paekel dishwasher drawers, Miele microwave and steamer, two warming drawers plus fitted full-height fridge and freezer. The large TV/playroom adds to the property's flexibility with the ground floor accommodation.

Moving upstairs, off of the stunning gallery landing, are seven bedrooms including four suites and five bathrooms. The fabulous master bedroom has a luxury en suite bathroom with walk-in shower, twin glass wash-hand basins with ceramic tops and large dressing room with built-in wardrobes. There is a fully equipped home cinema with projector, ninety inch screen, surround sound, custom made seating and integrated zone sound system with Opus and Marantz hardware included. There is a large home office with beech and stainless steel staircase and four Bespoke beech units with granite tops and matching desk.

On the second floor, the games room is ideal for any number of uses with fitted kitchenette, cloakroom and access to boarded and shelved roof storage space.

The leisure suite, on the ground floor, features a heated swimming pool (11 x 5.5 metres and 1.4 metres deep) with individual mosaic dolphin design and tiling, stainless steel bridge/stage, Jacuzzi, steam room, gymnasium, two changing/wet rooms with separate WC, limestone flooring, plant room and kitchenette.

The landscaped grounds are particularly noteworthy, extending in total to approximately 0.94 of an acre and enjoying a southerly aspect. There is a large paved terrace immediately to the rear of the property, fantastic for entertaining with lighting and sound capability, steps lead to the formal lawn which incorporates a raised pond and water feature, stretching down to the river Granta and including mature trees. To the front of the property is a gravelled driveway enclosed by open lawn with car parking for a number of vehicles and an adjoining triple garage with three individual up-and-over doors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)	82	83
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

The full version is available on our website or on request.

Features of Note

- Central village location
- Underfloor heating to ground and first floors
- Security system with four external cameras
- Intelligent lighting system throughout the house
- Integrated sound system
- Moments from Great Shelford mainline railway station
- Easy access to Addenbrooke's Hospital
- Private Schools in close proximity

Services

All mains services are connected.

Tenure

The property is being offered for sale freehold with vacant possession upon completion.

Local Authority

South Cambridgeshire District Council.

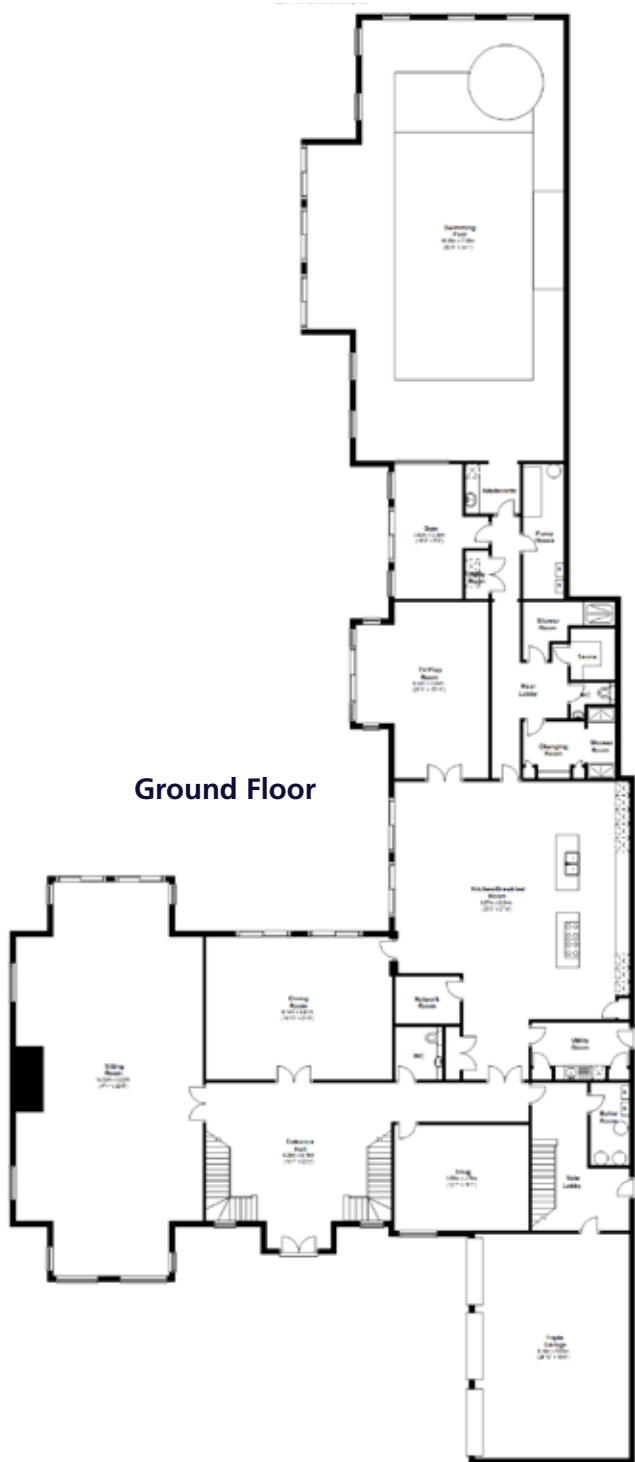
Tel: 03450 450 500

Tax Band: H

Viewing

By arrangement through TuckerGardner.





Ground Floor

■ 565.3 sq metres (6085.0 sq feet)

First Floor

■ 377.6 sq metres (4064.1 sq feet)

Second Floor

■ 147.1 sq metres (1583.4 sq feet)

Total

■ 1090.0 sq metres (11732.5 sq feet)

NOT TO SCALE: For guidance purposes only

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