



147 sqm / 1587 sqft

592 sqm / 0.14 acre

Detached house

4 bed, 1 recep, 2.5 bath

Driveway / off street parking

Freehold

EPC - TBC

Council tax band - F

NEWTON ROAD

A four bed detached barn conversion offering a striking living space with exposed beams, mature back garden, driveway & front courtyard, plus outbuilding/studio. The home sits on a mature plot of over 0.14 acres. A character home combining period charm with modern convenience in a desirable village setting.



Guide Price
£800,000.00



Approaching The Stables from Newton Road, the property presents an attractive and characterful exterior that reflects its heritage, with a welcoming entrance that immediately sets a warm and private tone. An enclosed courtyard and pathway lead to the front door, framed by mature planting and a sense of seclusion from the road.

Stepping inside, you arrive in a bright entrance hall that provides an inviting first impression and a cloakroom. From here, the layout opens naturally into the principal living areas. The main reception room is spacious yet cosy, featuring exposed beams, a modern gas fire with custom-made shelves on either side and generous natural light from dual aspect glazed doors that give pleasant views of the surrounding grounds. Its proportions comfortably accommodate both seating and entertaining, making it a versatile focal point of the home.

Adjoining this space is the kitchen, thoughtfully arranged to balance functionality with sociable living. The contemporary kitchen offers ample work surfaces and storage, a range of integrated appliances and benefits from an adjacent utility and pantry space. The flow between these areas allows for easy movement and an open, connected feel.

Moving through the property, the sleeping accommodation is arranged within its own wing to provide privacy and comfort. The bedrooms are well proportioned, each benefiting from built-in storage and sliding doors overlooking the courtyard, providing good natural light. There is a family bathroom conveniently positioned and fitted with modern fixtures. Upstairs, the first floor features an open loft bedroom overlooking the main living space, with an exposed beam ceiling and its own ensuite shower room. The adaptable layouts of the bedrooms are suitable for a variety of needs, whether as guest rooms or home work space.

The grounds surrounding The Stables enhance its appeal, offering outdoor areas suited to relaxation, gardening, or entertaining. The peaceful back garden features a large dining terrace with an integrated pond, mature borders, planting beds and a garden shed. A storage cupboard adjacent to the rear bifold doors has exterior access and provides an easily accessible space to store garden supplies or tools. Within the front courtyard lies a greenhouse with additional storage, and a detached outbuilding serving as a garden office/workshop and a tool shed. A shared passage provides access to the back garden. The setting combines village charm with a sense of retreat, creating a peaceful environment while remaining accessible.

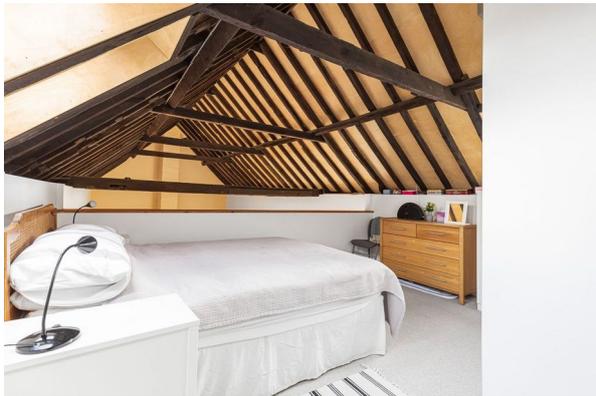
The property provides ample off-street parking for up to three cars, an electrical vehicle charging point, nine solar panels and two thermal panels.

Overall, The Stables offers a harmonious blend of character, comfort, and practicality, with a layout that flows easily from one space to another and an atmosphere that feels both welcoming and distinctive.

Little Shelford is one of the most highly sought-after south Cambridge villages and stands about 2 miles / 3.5 km south of the City boundary. The majority of the village is within a Conservation Area which has protected its charm and ensured it has not been swallowed up by major development over the years.

It is a thriving community with a modern village hall, a large recreation ground with a new sports pavilion, a charming phone box library, the Side Quest public house and a Chinese takeaway / fish and chip shop. The OFSTED 'Good' village primary school is just across the border into Great Shelford. There are excellent further facilities in that larger village including a butcher, a chemist, two supermarkets, hairdressers, cafes and take away restaurants, GP surgery and dentist.

For the commuter there are good cycle routes into the City and to Addenbrookes Hospital and the Biomedical Campus. The M11 junction is about 2.5 miles / 4 km away and the Great Shelford mainline station provides service to into Cambridge and to London Liverpool station.



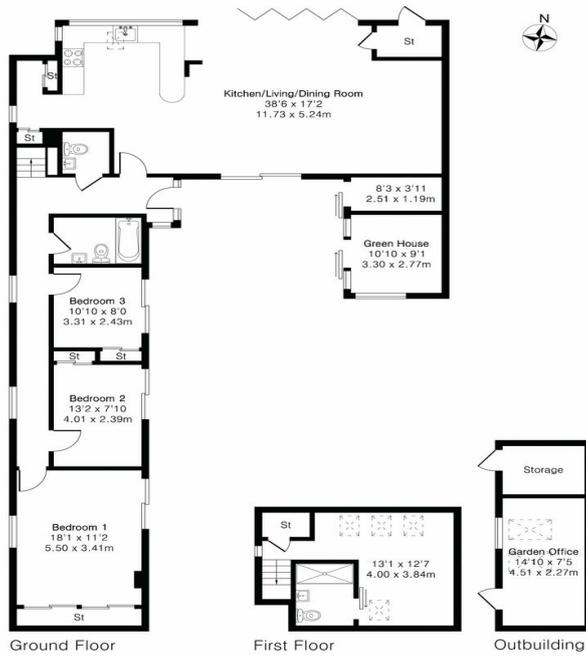
Approximate Gross Internal Area 1587 sq ft - 147 sq m

(Excluding Outbuilding)

Ground Floor Area 1369 sq ft - 127 sq m

First Floor Area 218 sq ft - 20 sq m

Outbuilding Area 155 sq ft - 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

COOKE TURTIS & CO



COOKE
CURTIS
& CO

hello@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS