



Southernwood, 5 Woollards Lane, Great Shelford, CB22 5LZ
Guide Price £2,700,000 Freehold



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01223 800860

A SUBSTANTIAL DETACHED VICTORIAN HOUSE WITH EXTENSIVE ACCOMMODATION SET IN MATURE WOODED GROUNDS OF AROUND 2 ACRES IN THE VERY HEART OF THIS EAGERLY SOUGHT AFTER VILLAGE JUST SOUTH OF CAMBRIDGE.

Seven bedrooms, two with en suite facilities • family bathroom • separate WC • shower room • drawing room • dining room • sitting room with adjoining second kitchen • larder • study • former gun room • kitchen/breakfast room • ground floor shower room • utility room • large home office • double garage

LOCATION

Great Shelford is a well regarded village just south of Cambridge, offering an excellent range of local amenities including shops, banks, building society, restaurants, bakers, delicatessen, library and butchers. There is also a sought after primary school, health centre, dentist and great sporting facilities within the recreation ground.

The village is ideally placed for access to both Cambridge and London with excellent road connections, local bus services and a mainline railway station with trains from Cambridge to London Liverpool Street. Addenbrooke's Hospital is only around 2 miles away and Cambridge City centre about 4 miles away.

THE PROPERTY

Southernwood is a substantial Victorian village house believed to date from 1898 constructed with handsome brick elevations beneath a pitched tiled roof and a wonderful, unusual, castellated south west facing façade. The Macaulay family, including the well regarded novelist Dame Rose Macaulay, is known to have resided at Southernwood between 1906 and 1920. Approached from the very centre of the village via a long gravel driveway, the house enjoys well wooded, secluded grounds of some 2 acres which extend to the front, side and rear of the property, with numerous large mature trees. There are extensive lawns, well-stocked beds, formal gardens and an orchard. Furthermore a useful kitchen garden is located on the eastern side of the house.

The accommodation is extensive and includes an impressive reception hall with original tessellated tiled floor, western and southern doors over which there is a glazed canopy and detailed carved header stone respectively. The hall provides access to the principal reception rooms and first floor via a handsome carved panelled staircase. The drawing room has French doors to the western side and two large sash windows to the southern aspect either side of an original marble fireplace. Original Concertina doors lead to the dining room which again has an original carved fireplace. The sitting room adjoins the second kitchen and the study has an adjoining work room, which might have originally been a gun room. Ornate stain glass windows and fan lights lead from the reception hall to the rear hall with a door to outside and to the kitchen/breakfast room which has been refitted with Corian working surfaces and gas fired Aga. There is a large larder and utility room which has a door to outside and a double garage, over which there is a large office/studio space.



On the first floor there are seven bedrooms. Bedrooms 1 to 4 enjoy a southerly aspect and the master bedroom has an en suite shower room. The guest bedroom also has an en suite bathroom. There is a further family bathroom, separate WC and separate shower room all arranged around an attractive galleried landing. The original character and integrity of this charming house has been retained and there are numerous features typical of the period. There is a zoned gas fired central heating system and burglar alarm.

AGENTS NOTES

1. Southernwood enjoys a full right of way over the top part of the driveway which is owned by the neighbouring property.
2. The property is to be used as a single private dwelling house and garden.
3. A number of the trees have tree preservation orders.

GENERAL INFORMATION

TENURE

The tenure of the property is Freehold, with vacant possession upon completion.

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

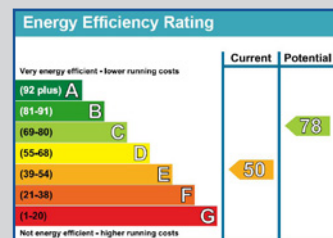
South Cambridgeshire District Council

FIXTURES AND FITTINGS

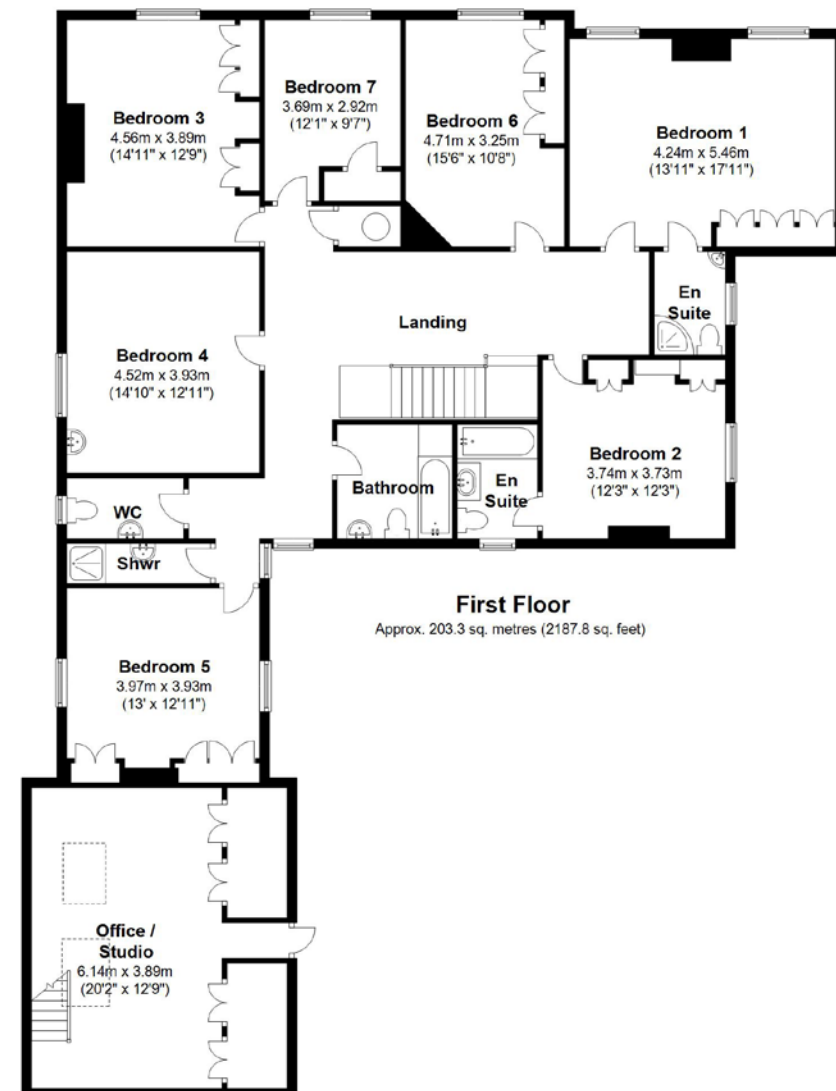
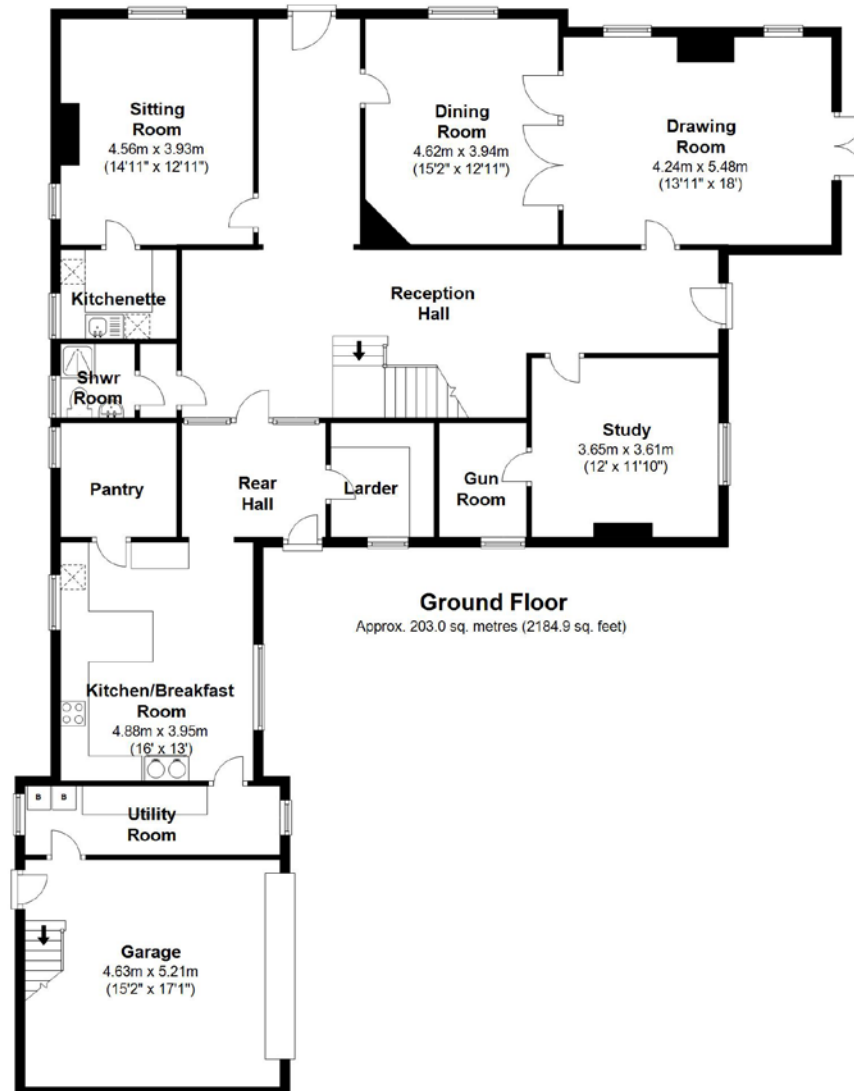
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWINGS

Strictly by appointment through the vendor's sole agents Redmayne Arnold and Harris
30 Woollards Lane, Great Shelford, Cambridge, CB22 5LZ
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Total area: approx. 406.2 sq. metres (4372.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

