



Sharman
Quinney
www.sharmanquinney.co.uk
GREAT SHELFORD 01223 84670
for sale

Chalk Hill, Stapleford Cambridge
£190,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 25 Mar 2010

£460.00 Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: Ask Agent

- 50% Shared Ownership with option to staircase
- Modern kitchen / dining room
- Two bedrooms
- Low maintenance rear garden
- Private and secure parking

Located in the ever-popular village of Stapleford, just two miles south of Cambridge, this stylish and contemporary two-bedroom home is offered on a 50% shared ownership basis, with the option to staircase to full ownership.

The ground floor comprises a welcoming entrance



hall, a convenient downstairs WC, and a modern open-plan kitchen and dining area, recently renovated to a high standard. A light and airy living room at the front of the property provides a comfortable and inviting space to relax or entertain.

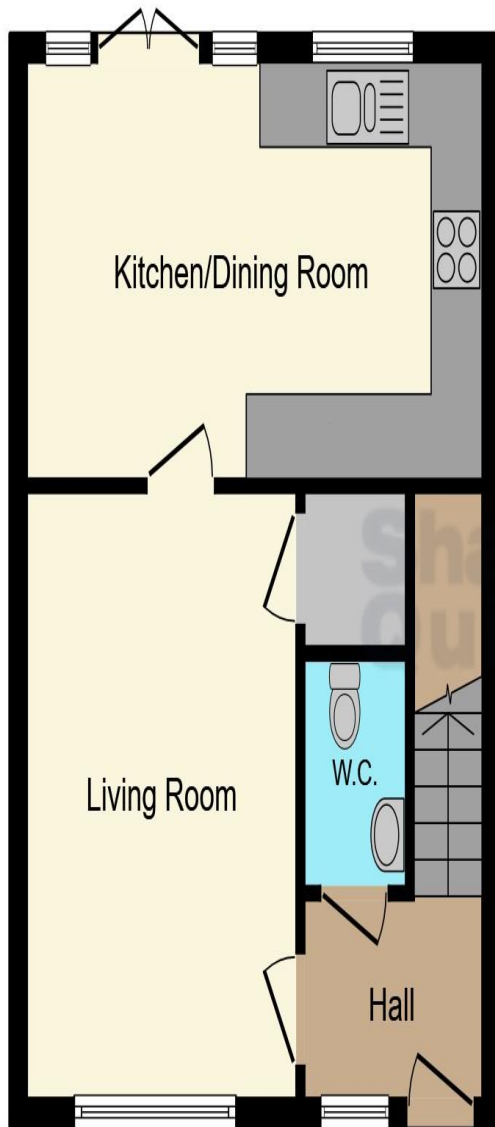
Upstairs, there are two well-proportioned double bedrooms along with a contemporary family bathroom.

Outside, the enclosed rear garden features a generous patio area, lawn, and a garden shed, offering a perfect spot for outdoor dining or quiet enjoyment.

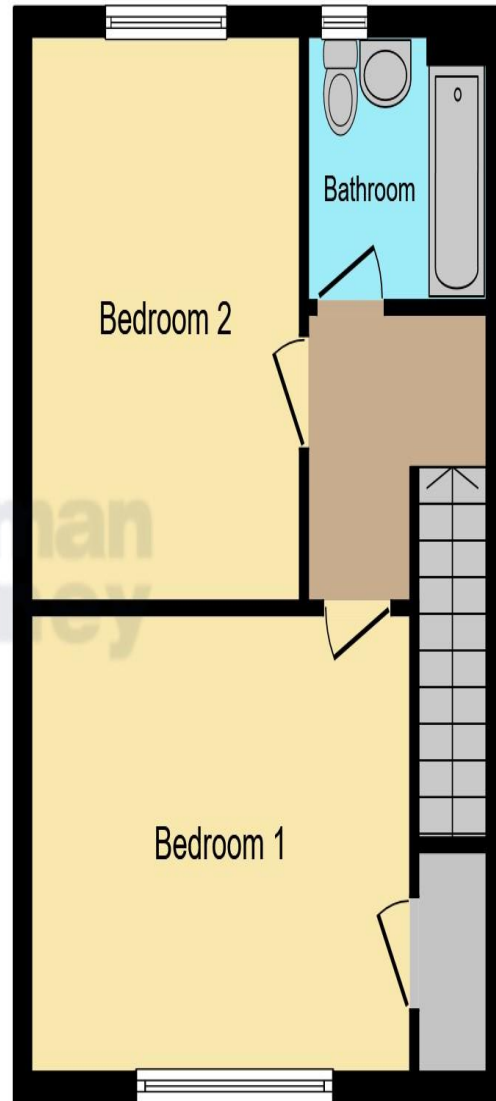
Stapleford is a charming and well-connected village located just south of Cambridge, offering a perfect blend of rural charm and city convenience. Surrounded by picturesque countryside, it retains a strong sense of community while benefiting from excellent transport links and modern amenities.

The village is especially popular with professionals, families, and commuters due to its close proximity to Great Shelford train station, providing direct services to Cambridge, London Liverpool Street, and other key destinations. Stapleford is also just a short distance from the Addenbrooke's Hospital and Cambridge Biomedical Campus, accessible via the DNA cycleway-a dedicated and scenic route for cyclists





Ground Floor



First Floor

and pedestrians.

Stapleford offers a range of local amenities including a well-regarded primary school, a village shop, a popular pub, and a recreation ground. The surrounding countryside and nearby Gog Magog Hills provide excellent opportunities for walking, running, and cycling. The neighbouring village of Great Shelford offers additional facilities such as a library, cafes, and a wider selection of shops.

Entrance hall

Downstairs WC

Living room - 3.17m x 4.29m (10'4" x 14'1")

Kitchen/Diner - 5.36m x 2.94m (17'7" x 9'7")

Bedroom 1 - 4.33m x 3.24m (14'2" x 10'7").

Bedroom 2 - 3.16m x 4.00m (10'4" x 13'1").

Family bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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