



Shedbury Lane

Bassingbourn, Cambridgeshire

A charming detached three-bedroom property with a separate annexe set in a desirable rural location

20 Shedbury Lane is a period property situated on a peaceful no-through lane, enjoying open views across fields to both the front and rear. The main house has been thoughtfully extended and refurbished to create a generous and well-connected ground floor living space. The accommodation offers versatility both within the main residence and in the detached annexe.



3 RECEPTION ROOMS



3/4 BEDROOMS



3 BATHROOMS



SINGLE GARAGE



LARGE GARDEN



FREEHOLD



EDGE OF VILLAGE



1,835 SQ FT



**GUIDE PRICE
£875,000**



The property

20 Shedbury Lane is rich in period character, featuring a white-painted exterior beneath a red clay tiled roof, complemented by a contemporary ground-floor extension.

The spacious reception hall, with its practical tiled flooring and coat rack, enjoys views across the lane to open fields. From here, a door leads into the drawing room, which showcases exposed beams and timbers, along with a magnificent inglenook fireplace in mellow red brick, housing an ornate wood-burning stove on a quarry-tiled hearth. The drawing room flows seamlessly into the dining area at the rear—a well-lit space enhanced by skylights above both the kitchen and dining areas, and French doors opening onto the rear terrace. The modern kitchen is fitted with Shaker-style units, a double Belfast sink and a range cooker, and benefits from views over the rear garden.

A separate sitting room offers a quieter reception space, currently also serving as a study, and leads through to the good sized utility room, which is

equipped with a ceramic sink set over base units. The cloakroom, fitted with Victorian-style sanitary ware, is positioned across the rear hallway from the utility room.

Upstairs, the principal bedroom features a dressing area and a fully tiled en suite shower room, complete with a large walk-in shower and a vanity unit with twin oval basins. The second bedroom is a well-proportioned double fitting a king size bed with views over the rear garden and surrounding countryside. A third bedroom, currently presented as a nursery, includes a built-in seat with storage over the stairwell. A family bathroom serves these rooms, fitted with a freestanding double-ended bath and a separate shower enclosure.

The property has lots of scope for further development subject to planning.



The Annexe

The detached annexe presents a sitting room fitted with a kitchenette, and a bedroom with an en suite shower room. Post-and-rail fencing at the boundary of the property frames open views across the surrounding fields, reinforcing the property's tranquil rural setting.

Outside

A single-track lane provides access to the property, leading to a single garage and gravelled parking areas positioned on either side of the house. The front elevation features trellises with established climbing plants, while a well-stocked border lines the lane, enhancing the approach. To the rear, a generous terrace offers a peaceful and inviting outdoor retreat, edged with ornamental planting. This opens onto a level lawn interspersed with mature trees that provide dappled shade.

Location

The location offers the space and views of a traditional country lifestyle while remaining within easy reach of

major towns and cities. Rural yet not remote, the property is situated along a quiet lane serving only a small number of neighbouring homes. Shedbury House lies just four miles from Royston, which provides a range of schools, shops, and everyday amenities. Royston also benefits from a mainline railway station, offering direct services to London in under an hour. The centre of Cambridge is approximately 15 minutes by train, making this an ideal location for those commuting for work or study.



Distances

- Royston 4 miles
- Letchworth Garden City 11 miles
- Cambridge 15 miles

Nearby Stations

- Royston (Kings cross in 39 mins)

Key Locations

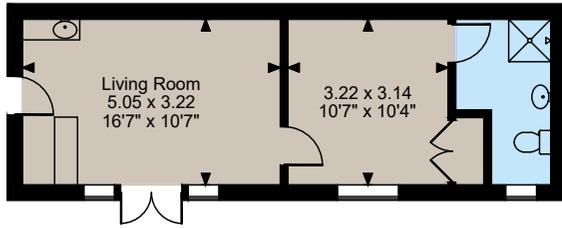
- Royston Museum
- Imperial War Museum Duxford
- Fitzwilliam Museum, Cambridge
- Scott Polar Research Institute, Cambridge
- Hedingham Castle
- Wimpole Estate (Wimpole Hall)
- Audley End House and Gardens
- Shepreth Wildlife Park
- Anglesey Abbey and Gardens
- Cambridge University Botanic Garden

Nearby Schools

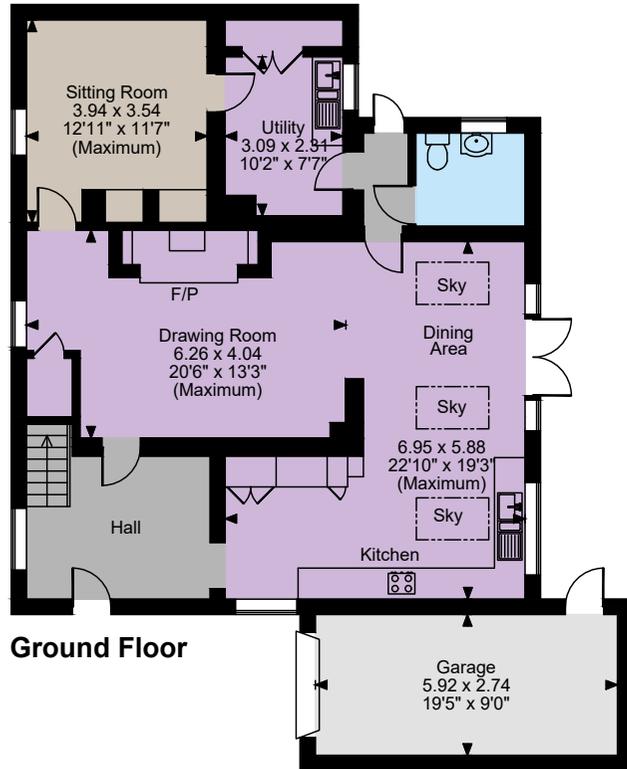
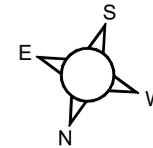
- Bassingbourn Primary School

- Bassingbourn Secondary School
- Bassingbourn Pre School
- Litlington Pre School
- St Christopher School
- St. Francis' College
- Kingshott School
- St Edmund's College
- Haileybury
- St Margaret's School

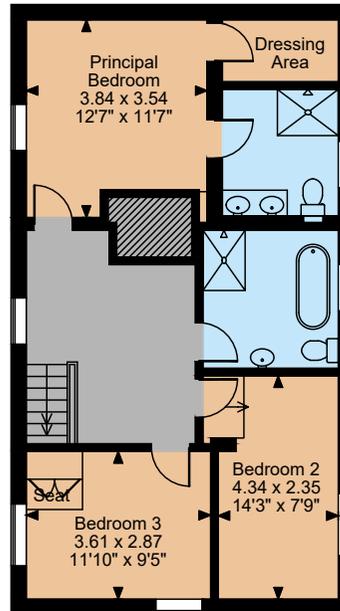




Annexe



Ground Floor



First Floor

Floorplans

House internal area Main House internal area 1,835 sq ft (170 sq m)

Garage internal area 175 sq ft (16 sq m)

Total internal area 2,010 sq ft (187 sq m)

For identification purposes only.

Directions

Post Code

what3words: ///develops.recap.hats - brings you to the driveway

General

Local Authority: South Cambridgeshire

Services: Mains water and electricity. Oil central heating. Cess pit.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E

Cambridge

One Cambridge Square, Cambridge, CB4 0AE

01223 459500

Cambridge@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken mAY 2025. Particulars prepared MAY 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

