

Riversdale, Woodlands Road
Great Shelford



Strutt
& Parker

Land and property. Since 1885.



5115 sq ft (475 sq m) | Freehold
1.83 acres | Cinema room
Swimming pool | Outbuildings

Guide price £4,795,000

Well proportioned south facing Edwardian house with river frontage to both the Granta and the Cam.

Riversdale is a substantial detached Edwardian family house dating from 1903 which has been extended and completely restyled with a contemporary design by the current owners.

On entering the property from the grand entrance hall with herring bone wooden flooring, your view is automatically drawn to the views across the exquisite rear gardens via a full length glazed window. To the left a well-proportioned dining room has bay windows to two aspects, whilst a sitting room is located opposite and leads through to a study with fitted cabinetry and air conditioning. Both have feature fireplaces with multi fuel burners. Continuing along the entrance hall a sound proofed cinema room has tiered cinema seating, ambient lighting and a surround sound system. Opposite, the drawing room has views to the rear and a marble fireplace with wood burner. Of particular note, the kitchen breakfast room spans across most of the back of the house and has an excellent range of bespoke kitchen cabinets with integrated appliances, and a recessed shelving with drinks cabinet. A comfortable seating area also has a real flame gas fire and built in TV. The utility room has been thoughtfully designed and leads to the communications room. There is also a cloakroom. Sliding doors lead out to a wide stepped terrace.

From the hallway there is a magnificent spiral staircase with glazed dome leading to the first floor.

The principal bedroom suite looks over the gardens and includes a magnificent en- suite bathroom, a separate dressing room/ sixth bedroom and family bathroom. There are a further three bedrooms and bathrooms on this level. Separate stairs lead to the top floor with another bedroom and shower room. Upstairs there are four bedrooms, room with walk-in shower and floor-to-ceiling Porcelanosa tiles.

Exterior. Adjacent to the property is a double garage approached from the front aspect, an additional garage/workshop. The coach presently serves as the gymnasium with adjacent stable block and an exterior staircase leads to the first floor office/studio.

The mature gardens and grounds have been sympathetically designed and include stone terracing with a water feature and are laid mainly to lawns, fruit trees, soft fruit bushes and caged vegetable garden and steps down to the lower tennis lawn. The gardens include an outdoor heated swimming pool (currently unused) with adjacent timber pool house with storage area, changing room, plant room and external air source heat pump for the pool.

Beyond and approached via an arched bridge is "the island", a re-wilded area with paths cut through for ease of movement. This large section of ground accessed over has extensive frontage to both the river Cam and Granta with unique views of the curve of the river Cam.

To the front is a low wall with mature hedge, shrubs and trees and a gravelled parking area for several cars and security gates. The gardens and grounds extend to about 1.83 acres: Main garden about 1 acre; 'the island' about 0.83 acres.

Location

Woodlands Road is a sought-after private, no-through road in the popular village of Great Shelford, approximately 4 miles to the south of the City of Cambridge.

The village has a good range of shops and services including library, chemist, delicatessen, butcher, supermarkets, newsagent and other independent local shops. There is also an excellent health centre, recreation ground with tennis courts and bowling green.

There is a cycle path from the village to Cambridge City centre and the railway station is on the Liverpool Street line - both a short distance from the house. There is also good access to the M11 and A11.

There is a well-regarded primary school whilst secondary schooling at Sawston Village College which feeds into Hills Road & Long Road Sixth Form Colleges.

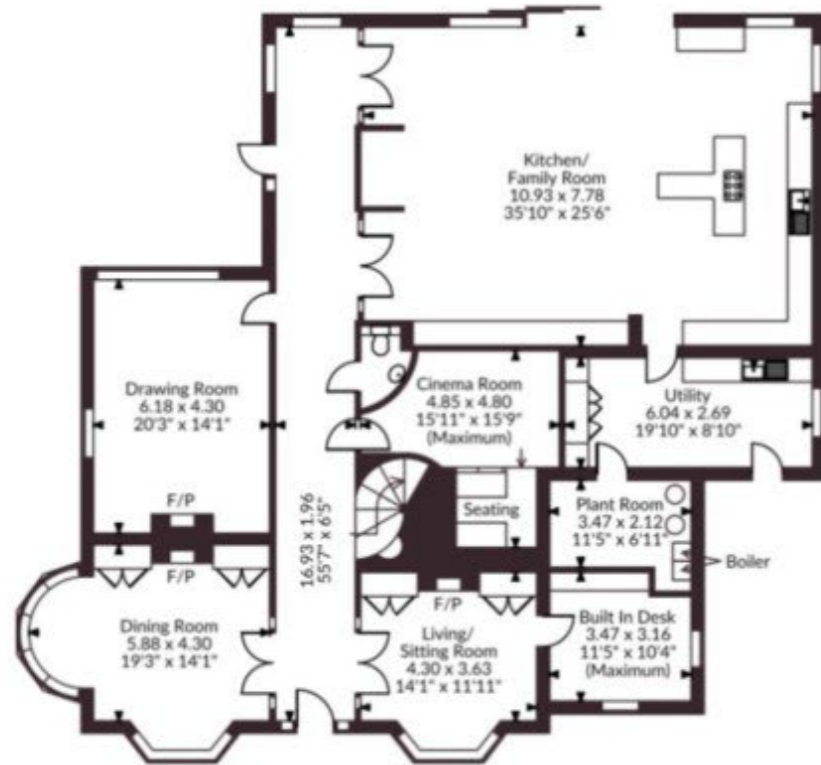
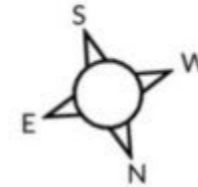
The University City of Cambridge (4.8 miles) offers a more comprehensive range of shopping, recreational, cultural and educational facilities together with a number of renowned independent schools including St John's and King's College Prep Schools, The Leys, The Perse, The Stephen Perse Foundation, St Faiths and St Mary's.

Postcode region: CB22

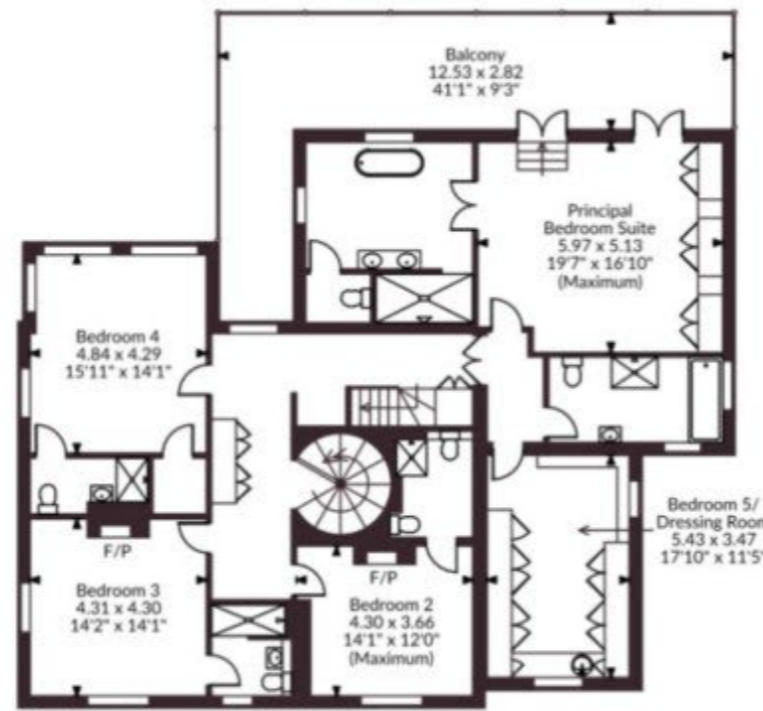
Local Authority: South Cambridgeshire
Services: Mains electricity, water and drainage, Oil central Heating.
Council Tax: Band H
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Woodlands Road, Great Shelford, Cambridge
 Main House internal area 5,115 sq ft (475 sq m)
 Garages internal area 618 sq ft (57 sq m)
 Outbuildings internal area 605 sq ft (56 sq m)
 Gym building internal area 742 sq ft (69 sq m)
 Total internal area 7,080 sq ft (658 sq m)



Ground Floor

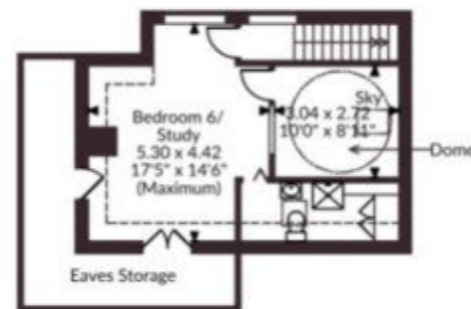


First Floor

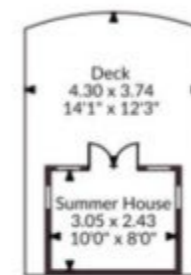


Ground Floor

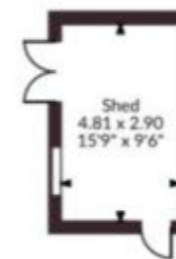
Floor Above Gym



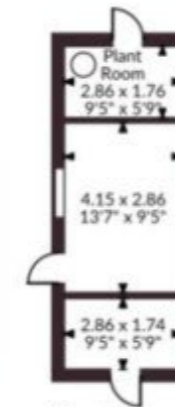
Second Floor



Deck



Shed



Pool House

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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@struttandparker struttandparker.com

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