



BY DESIGN

Hauxton Road

Little Shelford, Cambridge

A Village Retreat with Space to Grow and Explore

Escape the hustle of city life in this spacious family home, perfectly situated in the heart of Little Shelford. With room to relax, entertain, and enjoy the outdoors, this is a home for those seeking the balance of rural charm and modern convenience.

Nestled in the heart of the charming Little Shelford village, this spacious family home offers a balance of character and functionality.

The property provides plenty of space both inside and out, ideal for families seeking a blend of village life and accessibility to Cambridge's key amenities. Little Shelford is known for its friendly pub, village hall, and recreation ground, making it perfect for families and those who enjoy a close-knit community.

With nearby schools in Great Shelford and excellent transport links via the local train station, commuting into Cambridge or London is easy and convenient.

Call today to view and buy before someone else does!









Ground Floor:

The home greets you with a large **porch** that leads into the bright and welcoming **dining room**, perfect for family meals and casual entertaining. This space is well-suited for gatherings, with ample room to accommodate larger tables or a more intimate setup, depending on your style.

The adjacent **kitchen**, while functional and well-equipped, offers an opportunity for modernisation. Its retro charm is ready for a contemporary upgrade, allowing you to design a space that reflects your personal taste and complements the home's character. With a view of the garden, it remains a pleasant and practical hub of the home.

A comfortable **snug** provides a quiet corner for relaxation, while the generous **living room** benefits from large windows and doors that flood the space with natural light. The connection to the garden is effortless, with doors opening onto a patio area, creating an ideal flow for summer dining or simply enjoying a cup of tea in the fresh air.

The **utility room** adds practicality with plenty of space for laundry and additional storage, and the **integral garage** provides even more versatility, perfect for parking, a workshop, or extra storage.

The **main bedroom**, located on the ground floor, offers garden views and easy access to the **family bathroom**. The bathroom, while fully functional, presents an opportunity for updating, giving new owners the chance to refresh the space to a more modern standard.

First Floor:

Upstairs, the home offers three well-sized **bedrooms**, all filled with natural light.

These rooms are ideal for family, guests, or even flexible use as a home office.

The **main bedroom** on this floor benefits from its own **en-suite bathroom**. Like the main bathroom, the en-suite is in need of modernisation, offering a great opportunity for customisation to create a fresh, contemporary space.

The loft space provides generous storage or the potential for conversion, offering even more flexibility to expand the home as your needs grow.

Garden & Outdoor Space:

The private rear garden wraps around the home, offering plenty of space for outdoor dining, entertaining, or simply enjoying a peaceful afternoon.

Mature hedges and carefully tended plants provide a sense of tranquility and seclusion. The paved patio is the ideal spot for barbecues or relaxing with a good book.

Location and Lifestyle:

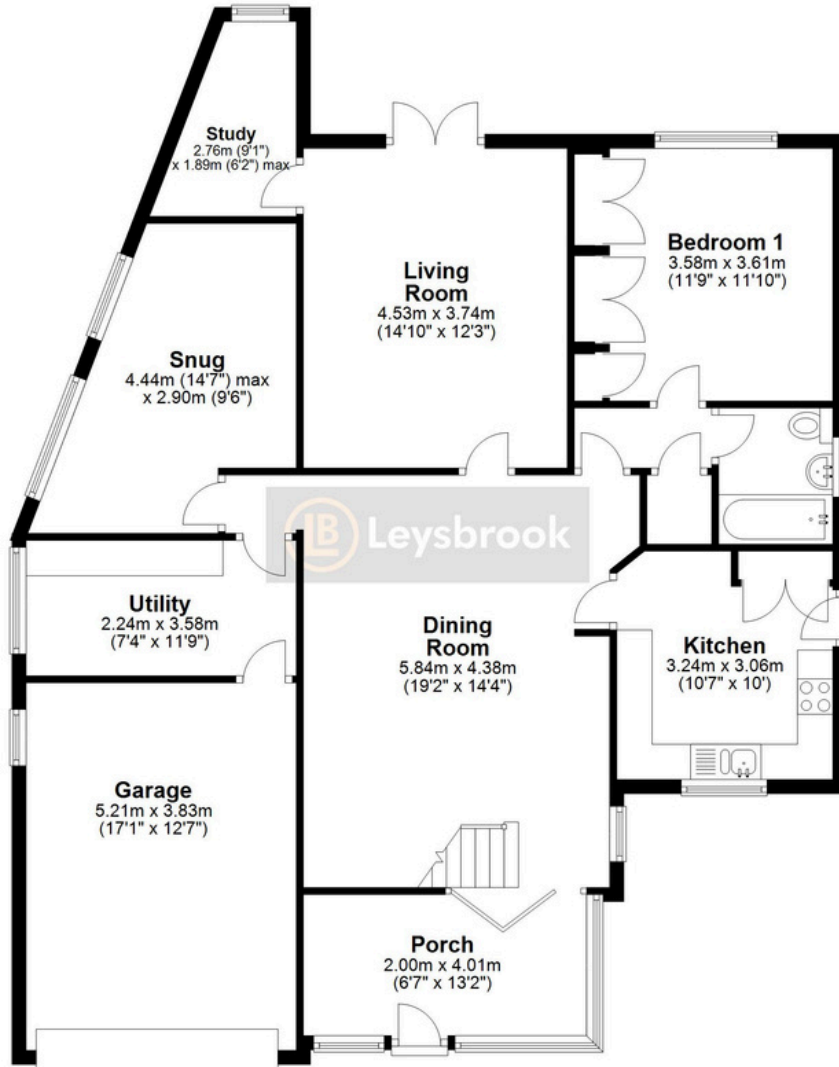
Little Shelford is perfectly positioned for those looking to enjoy the quiet charm of village life while remaining close to key amenities. Great Shelford, just a short journey away, offers both primary and secondary schools, and the local train station provides quick links into Cambridge or London.

For outdoor enthusiasts, scenic walks and cycle paths weave through the surrounding countryside, and Addenbrooke's Hospital is nearby, making this location ideal for medical professionals.



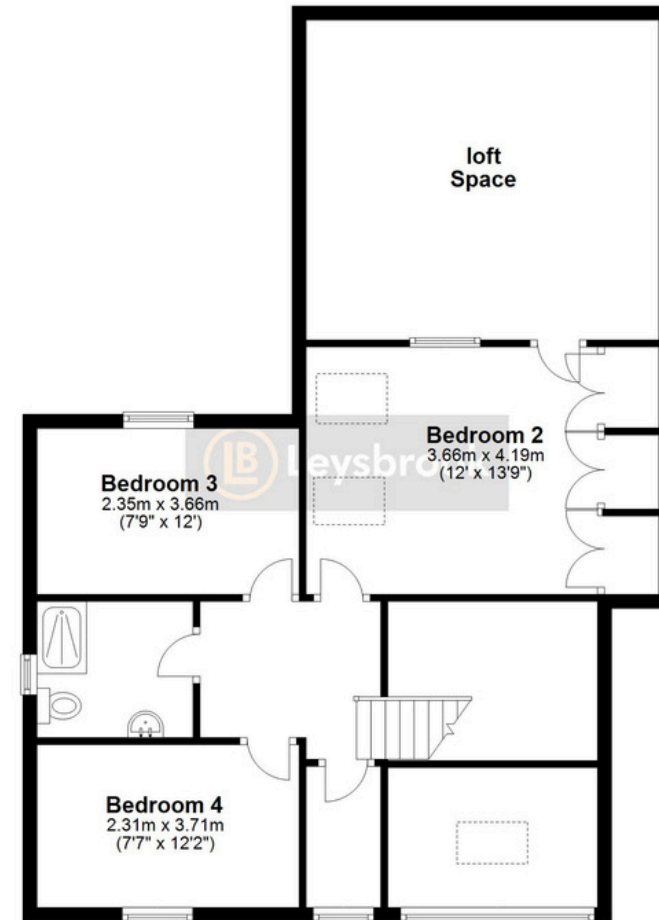
Ground Floor

Approx. 129.4 sq. metres (1393.0 sq. feet)



First Floor

Approx. 62.4 sq. metres (672.2 sq. feet)



Total area: approx. 191.9 sq. metres (2065.2 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.



Hauxton Road, Little Shelford, Cambridge



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National audience

local knowledge