

WILSONS

ESTATE AGENTS

1 Whitehall Cottage Coppingford Road, Sawtry – PE28 5XT

Huntingdon

Offers Over £475,000



1 Whitehall Cottage Coppingford Road

Sawtry, Huntingdon

This spacious family home boasts generous living areas, a mature garden, detached studio/garage, and versatile loft room. Enjoy peaceful rural living near Sawtry amenities. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Generous plot with a mature, private back garden ideal for play, pets and outdoor living.
- Four comfortable bedrooms plus a versatile loft room for office, playroom or hobby space.
- Detached studio/garage offering flexible use for work, creativity, storage or a teen den.
- Cosy living room with log burner as a warm, welcoming focal point for family evenings.
- Second reception room that works well as a dining space, family room or play zone.
- Peaceful countryside feel while still close to Sawtry's village amenities and schools.



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If you've been looking for a home where the family can settle, spread out and enjoy both indoor and outdoor space, this one is worth taking your time with. It's a home that doesn't rush you. A home that invites slower mornings, garden adventures and evenings by the fire.

Positioned along Coppingford Road, the setting has that peaceful, rural edge without feeling cut off. You can enjoy the greenery, the openness and the privacy, while still being close enough to Sawtry's village amenities, schools and community life.

The house sits on a generous plot, with a back garden that feels mature, established and genuinely part of the home. It's the kind of outdoor space where children can play safely, where you can set up a vegetable patch or wildflower corner, and where long summer afternoons seem to last just a little bit longer. It also offers plenty of privacy — no feeling of being hemmed in.





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There's a large driveway with space for several cars, leading up to the detached studio/garage. This is a real bonus and a flexible part of the property. Whether you work from home, have a hobby that needs room, want a teen den, or simply need good, dry storage — it's there, ready to be shaped to your life.

Inside, the house has an easy, comfortable feel. The main living room centres around a log burner, which gives the room that warm, gathering-point atmosphere — ideal for winter evenings, games nights, or a cup of tea after a long day.

There's a second reception room that works well as a dining room or family room, depending on the rhythm of your household. And the conservatory opens out into the garden, bringing the outdoors in. It's a bright, calm place to start the day, read on a Sunday afternoon, or watch the seasons shift around you.



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Upstairs, there are four well-sized bedrooms — each with room to breathe — and a versatile loft room too. That extra space is one of those things you don't know how useful it is until you have it: home office, craft room, teenage hangout, guest space, music room... it's ready to become whatever life needs next.

Overall, this is a home that works well for everyday family life, but also one that has something more: room to grow, room to adapt, and room to live.

Homes with this balance of character, space and setting are not the ones that come up often.

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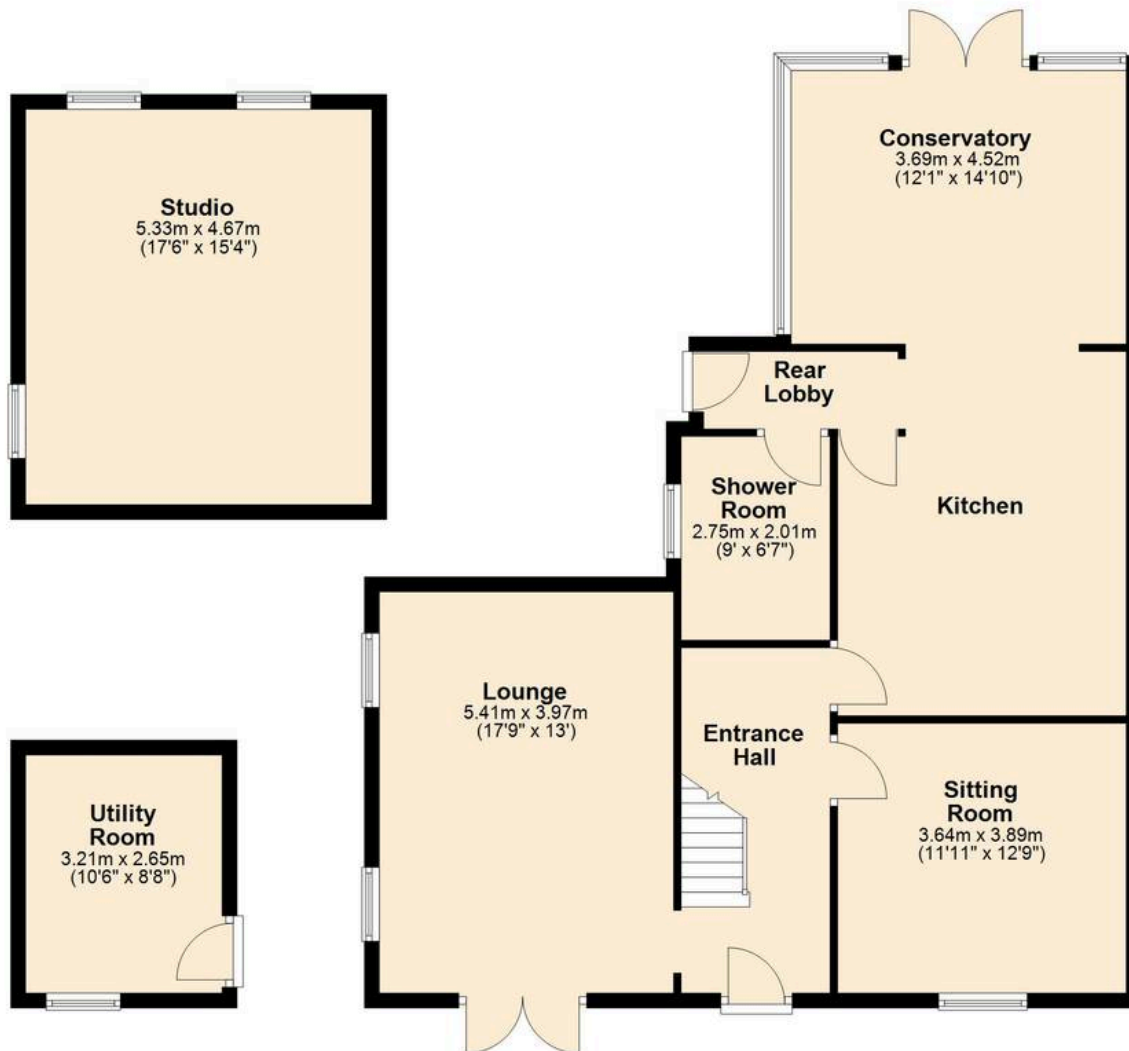
Measurements:

Living Room: 5.41m x 3.98m (17'9" x 13'1")
 Sitting Room: 3.65m x 3.89m (12' x 12'9")
 Kitchen: 4.92m x 3.89m (16'2" x 12'9")
 Conservatory: 3.69m x 4.52m (12'1" x 14'10")
 Utility/ Boot Room: 3.21m x 2.65m (10'6" x 8'8")
 Studio: 5.33m x 4.67m (17'6" x 15'4")

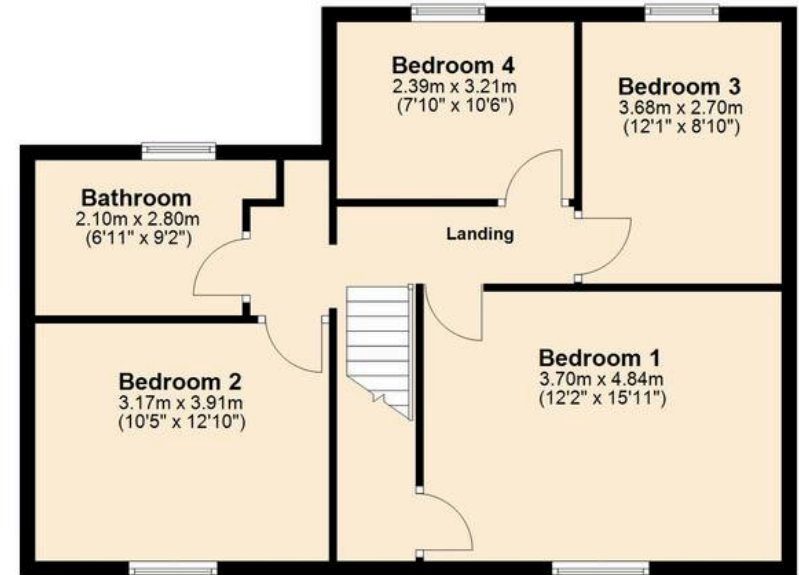
Bedroom One: 3.70m x 4.84m (12'1" x 15'11")
 Bedroom Two: 3.17m x 3.91m (10'5" x 12'10")
 Bedroom Three: 3.68m x 2.70m (12'1" x 8'10")
 Bedroom Four: 2.39m x 3.07m (7'10" x 10'1")
 Bathroom: 2.14m x 2.80m (7' x 9'2")
 Loft Room: 3.47m x 5.88m (11'5" x 19'3")



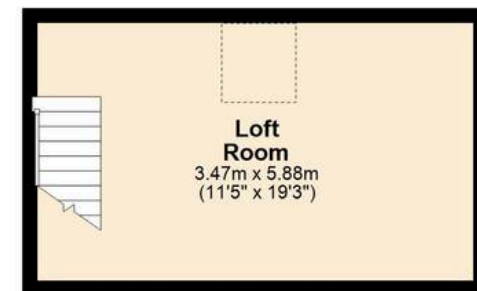
Ground Floor



First Floor



Second Floor





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