



Cambridge Road, Sawston Cambridge
£900,000 Freehold

**Sharman
Quinney**

Key Features



- Spacious family home
- Versatile living throughout
- Extended open plan kitchen / dining / snug
- Games room / bedroom four
- Walk in wet room to bedroom one

Designed for spacious family living with accessibility in mind, this exceptional home has been significantly enhanced by the current owner.

The property welcomes you with an entrance hall featuring a modern solid oak and glass staircase, setting the tone for the stylish interior. The bay-fronted lounge is bathed in natural light, while the heart of the home is the impressive extended open-plan kitchen, dining, and snug area. This modern space boasts a high-spec fitted kitchen, a utility area, and bifold doors leading to the rear garden, complemented by a Velux window that floods the room with natural light.

A versatile family room, which also serves as a fourth bedroom, has been thoughtfully designed for future-proof accessibility. It benefits from



underfloor heating and bifold doors that open directly onto the garden. A ground-floor WC completes the ground-floor accommodation.

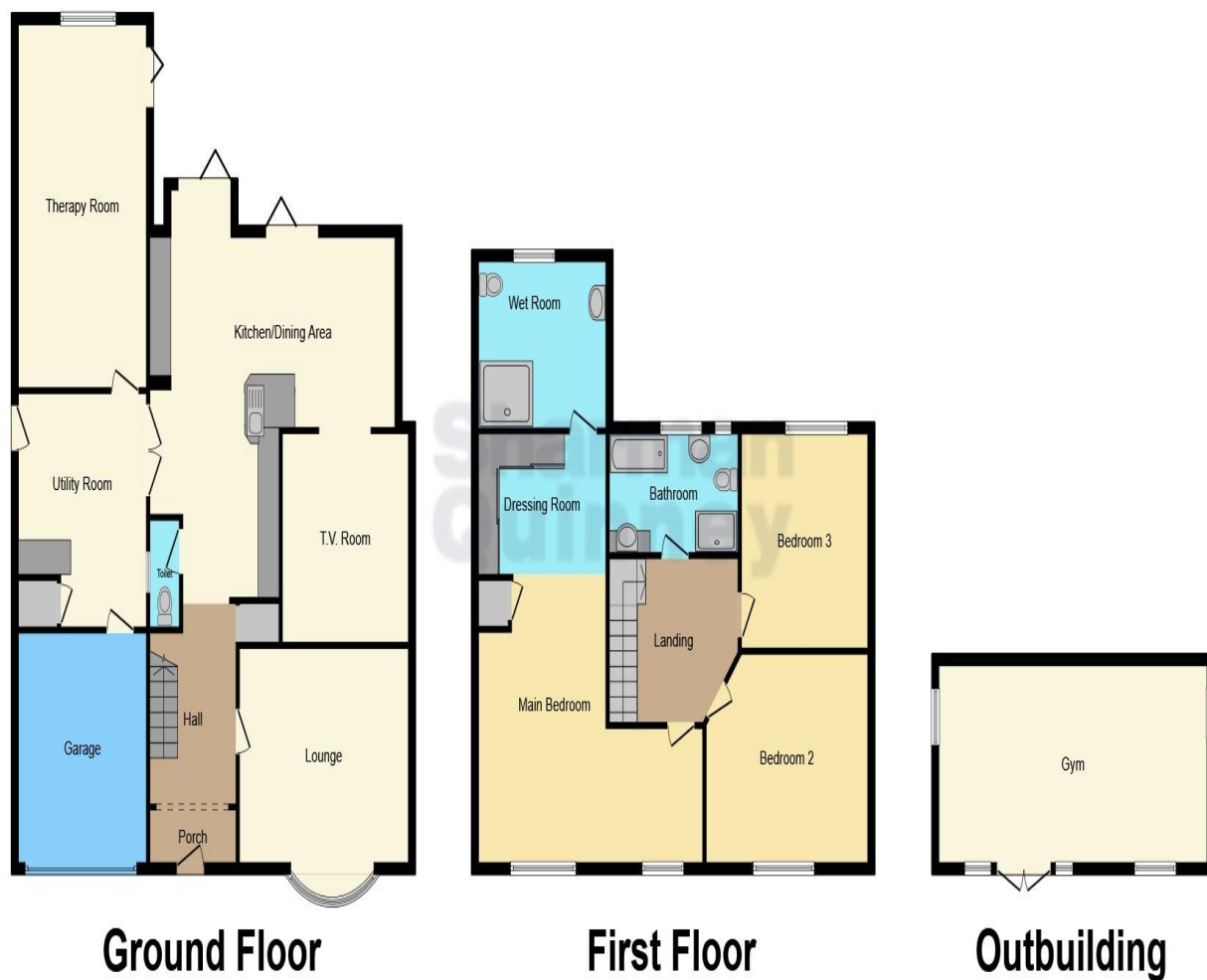
Upstairs, the generous living space continues. The stunning principal bedroom has been designed with wheelchair accessibility in mind, featuring elevator access, a dressing area, and a spacious wet room. Bedrooms two and three are both well-proportioned doubles, and a contemporary four-piece family bathroom completes the first floor.

Externally, the rear garden is a truly stunning feature-offering a sense of seclusion and tranquility, making it feel miles away from everyday life.

Set in approximately 0.3 of an acre this beautifully mature garden has been thoughtfully designed with a variety of features to enjoy. A winding walkway leads you through lush planting, mature shrubs, and landscaped areas. A generous seating area provides the perfect space for relaxation, flowing seamlessly onto a tranquil pond with a dedicated viewing platform.

The garden is predominantly laid to lawn, with a secluded hot tub nestled beneath a timber-framed canopy, creating a private retreat. Towards the rear, a purpose-built gym and therapy room with French doors opens onto the garden, offering a versatile space for fitness or relaxation.





For those who enjoy sports and outdoor activities, a dedicated sports court sits at the far end of the garden, marked for various games, including tennis and basketball.

To the front, a spacious block-paved driveway provides ample off-road parking for multiple vehicles, plus a garage / cycle store with power and light,

Sawston is one of South Cambridgeshire's most highly regarded villages, offering a vibrant community atmosphere and excellent amenities, making it a popular choice for both families and commuters.

The village boasts a range of local conveniences, including a supermarket, independent shops, banks, and a chemist, catering to everyday needs. For families, education is well-served with two primary schools and the well-regarded Sawston Village College.

Sawston also benefits from excellent transport links. Junction 10 of the M11 is just 3 miles away, providing easy access to Cambridge, London, and beyond. For commuters, Whittlesford mainline


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