



Cobblers Cottage Shingay Lane, Sawston Cambridge  
**£450,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Detached family home in village location
- Spacious living room and separate dining room
- Cottage style kitchen
- Downstairs WC plus en-suite to principal bedroom
- Off road parking for two vehicles

Steeped in local history and built on the site of the former village cobbler's shop, this unique property blends village charm with modern comforts.

The ground floor welcomes you with a spacious entrance hall and convenient downstairs WC. A generous living room offers a cosy yet bright space to relax, while the cottage-style kitchen adds warmth and character. A separate dining room provides the perfect setting for family meals or entertaining guests.

Upstairs, you'll find two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, a comfortable single bedroom, and a stylish family bathroom. Skylights on the landing bring natural light into the upper level, enhancing the sense of space.





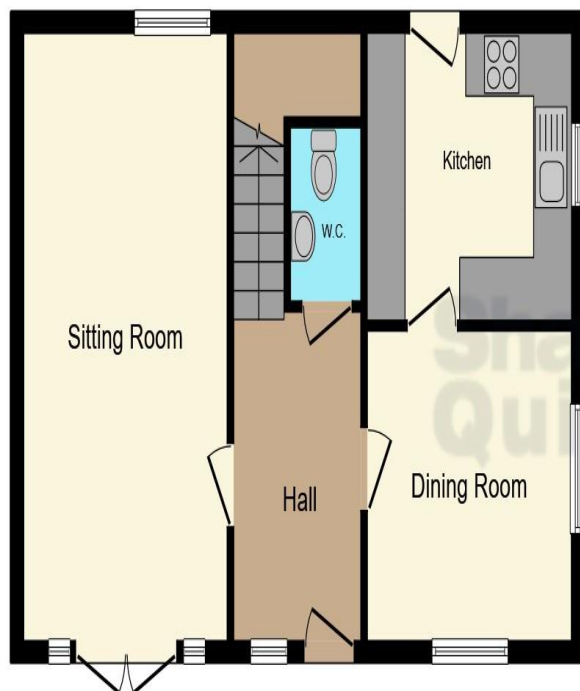
The front garden is primarily laid to lawn, with a patio area and paved path to the side, leading to a garden shed. There is also off road parking and an EV charging point situated to the side.

Sawston is one of South Cambridgeshire's largest and most well-regarded villages, offering an excellent balance of rural charm and modern convenience. Located just seven miles south of Cambridge, Sawston is a thriving community with a rich heritage and a wide range of local amenities.

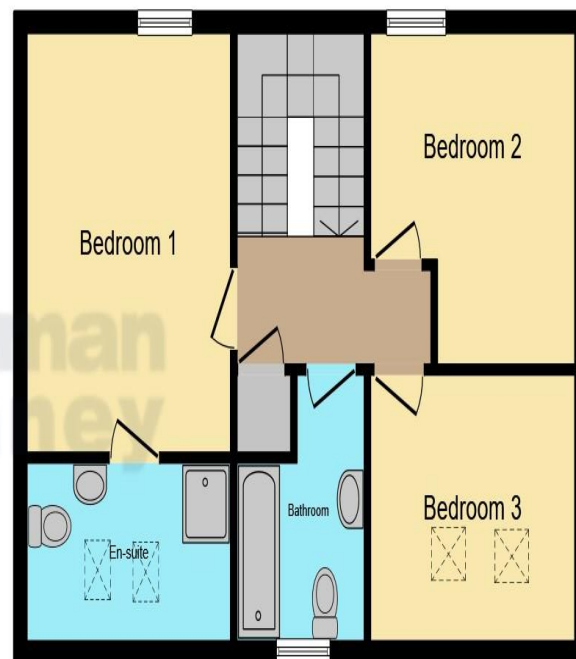
The village boasts a vibrant High Street with a variety of independent shops, cafes, pubs, and essential services. Residents enjoy access to a well-regarded selection of schools, including Sawston Village College, making the area particularly attractive to families.

Sawston is exceptionally well-connected. Whittlesford Parkway train station is just a short distance away, providing regular direct services to both Cambridge and London Liverpool Street, making it ideal for commuters. Road access is equally convenient, with the A505, M11, and A11 all nearby, offering quick connections to Cambridge, London, Stansted Airport, and surrounding business hubs such as Granta Park and Addenbrooke's Hospital.





**Ground Floor**



**First Floor**

Entrance hall - 5.80m x 2.02m (19' x 6'6)  
 WC - 1.66m x 1.12m (5'4 x 3'6)  
 Living room - 5.68m x 3.23m (18'6 x 10'5)  
 Dining room - 2.96m x 3.23m (9'7 x 10'5)  
 Kitchen - 2.62m x 3.23m (8'5 x 10'5)  
 First floor landing  
 Bedroom one - 3.92m x 3.23m (12'8 x 10'5)  
 En-suite  
 Bedroom two - 3.00m x 3.24m (9'8 x 10'6)  
 Bedroom three - 2.54m x 3.24m (8'3 x 10'6)  
 Family bathroom - 1.66m x 2.02m (5'4 x 6'6)


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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