



Tudor House, Catleys Walk, Sawston, CB22 3HR

CHEFFINS

Tudor House

Sawston,
CB22 3HR

A unique opportunity to acquire an elegant and substantial Edwardian residence together with an adjoining self contained cottage, in a wonderful village setting together, with beautiful mature gardens extending to about 1.4 acres and a large detached garage and workshop. The main house provides versatile and well proportioned accommodation with high ceilings and incorporates many attractive features of character.

6 3 3

Guide Price £1,200,000





LOCATION

Tudor House occupies a most desirable location just off Catleys Walk which is a small picturesque no-through lane within easy walking distance of an excellent range of local amenities and the heart of this popular and thriving South Cambridgeshire village. Sawston provides local shops, primary and secondary schooling, a fine church and inns/restaurants. The village is so conveniently located just 6 miles south of the university City of Cambridge and is particularly well placed for access to Addenbrookes Hospital/Biomedical Campus which is located towards the south east edge of the city. For the commuter, there are main line stations within Cambridge itself and Whittlesford (2 miles away). Major routes are also within easy reach including the M11 motorway (Junction 10 - Duxford).

IMPRESSIVE WOOD PANELLED ENTRANCE DOOR

to:

RECEPTION HALL

with feature woodblock flooring, glazed window to side aspect with decorative leaded stained glass light inserts, staircase leading to first floor, door to:

CLOAKROOM

with low level w.c. and vanity style unit with wash hand basin and tiled splashbacks, mixer taps, and hot water heater above, door to built-in storage cupboard understairs which also houses a cupboard with fuse boxes etc.

OPENING FROM RECEPTION HALL

leading to:

PRINCIPAL RECEPTION ROOM

A wonderful light and atmospheric living room with decorative cornicing and ceiling roses, woodblock flooring, sealed unit double glazed windows to side aspect, feature woodburning stove and full height glazed windows to rear aspect overlooking the grounds and gardens and a pair of full height double glazed French doors with leaded light glazed decorative inserts leading to paved terrace and gardens.

DRAWING ROOM

Atmospheric drawing/Family room with fine wood panelled walls and feature brick fireplace with decorative wooden surround and mantel, recess to side with fitted bookshelves with glazed doors and cupboards beneath, bay window to front aspect with sealed unit double glazed windows, double radiator.

ARCHWAY FROM RECEPTION HALL

leading to:

DINING ROOM

with radiator, sealed unit double glazed window to front aspect, woodblock flooring, a pair of full height sealed unit double glazed doors leading to front terrace and courtyard. Door to:

KITCHEN/BREAKFAST ROOM

with semi-vaulted ceiling with two double glazed Velux windows, range of units comprising inset twin bowl sink unit with mixer taps and tiled splashbacks, extensive range of fitted base units comprising work surfaces with cupboards and drawers beneath, feature two oven Aga with concealed extractor cooker hood above and tiled splashbacks, range of wall storage cupboards, radiator, stable door leading to paved terrace and front courtyard area, door to:

UTILITY ROOM

with space and plumbing for automatic washing machine and further space for appliances, wall mounted gas fired boiler, coat hooks, Crittall style windows to front aspect.

ON THE FIRST FLOOR**SPACIOUS L-SHAPED LANDING AREA**

with wooden staircase leading up to second floor, built-in shelved linen cupboard.

PRINCIPAL BEDROOM 1

with double radiator, stainless steel flue from woodburning stove, feature full height double glazed windows with decorative stained glass inserts and designs with a wonderful vista over the beautiful mature grounds to rear, double radiator and door to:

ENSUITE SHOWER ROOM

with tiled shower cubicle and wall mounted shower unit, pedestal wash hand basin, low level w.c., sealed unit double glazed windows to side and rear aspect.

BEDROOM 2

A delightful spacious bedroom with sealed unit double glazed windows to front aspect and rear aspect overlooking the courtyard area and mature grounds., built-in wardrobes with cupboards above and built-in airing cupboard housing hot water cylinder.

BEDROOM 3

with double radiator, feature cast iron fireplace, built-in wardrobes with cupboards above and sealed unit double glazed windows to front aspect, further fitted shelved storage cupboards.

BEDROOM 4

with radiator, fitted wardrobe and storage cupboards and further cupboard housing hot water cylinder, sealed unit double glazed window to side aspect with decorative stained glass design of a butterfly.

BATHROOM

with suite comprising bath and large vanity style unit with twin wash hand basins with cupboards above, ceramic tiled walls around, wall mirror, double radiator, built-in tiled shower cubicle with wall mounted shower unit and glazed shower screen, sealed unit double glazed windows to front aspect.

ON THE SECOND FLOOR**LOFT ROOM**

A generous additional space with double glazed Velux window to side aspect and full height sealed unit double glazed window to rear aspect overlooking the grounds, natural wood style flooring and opening to roof space.

ADJOINING SELF-CONTAINED COTTAGE

which has its own independent access from Catleys Walk.

ENTRANCE DOOR

to:

RECEPTION HALL

with matwell and natural wood style flooring, radiator, glazed windows to rear aspect, door to:

CLOAKROOM

with low level w.c., vanity style unit with wash hand basin, cupboards below and sealed unit double glazed windows to rear aspect overlooking the courtyard area adjacent to the main house.

LIVING ROOM

with double radiator, sealed unit double glazed windows to rear aspect overlooking the courtyard and feature large sealed unit double glazed windows with leaded design features to front aspect.

KITCHEN/BREAKFAST ROOM

with radiator, attractive units comprising inset butler style sink with mixer taps and granite style worktops to side with cupboard beneath and space and plumbing for washing machine, further base units comprising granite style worktops with cupboards and drawers below, range of wall storage cupboards, integrated AEG induction hob

with concealed extractor cooker hood above, integrated AEG oven and microwave oven with integrated fridge and freezer to side, cupboards above and below, sealed unit double glazed windows to front and side aspect, panelled door leading to courtyard style area adjacent to the main house.

STAIRCASE LEADING UP

to:

LANDING

with radiator, sealed unit double glazed windows to front aspect.

BEDROOM 1

with double radiator, sealed unit double glazed windows to side and rear aspect, extensive range of built-in wardrobes and storage cupboards.

BEDROOM 2

with radiator, sealed unit double glazed windows to rear aspect and large built-in storage cupboard.

SHOWER ROOM

with walk-in tiled shower cubicle with wall mounted shower unit, vanity style unit with inset wash hand basin, cupboards below, low level w.c., sealed unit double glazed windows to side aspect overlooking the grounds of the main house and large built-in storage cupboard.

OUTSIDE

Immediately adjacent to the cottage there is a small garden area with rose bushes, shrubs and trees around and the cottage also shares the large paved courtyard style terrace which is immediately adjacent to the main house with external lighting. There is also a wrought iron gated access into the cottage gardens and there is a fine panelled gated access leading to the main grounds and an extensive brick paviour driveway and parking/turning area adjacent to the main house itself.

There is also a large GARAGE BLOCK which has in more recent times been utilised as a store and workshop, with 3-phase electrical supply, but provides great potential for a variety of uses subject to planning. The garage originally had planning consent to convert to a further annexe and this planning has since lapsed and prospective buyers would need to make their own enquiries as to any future planning options.

The delightful and generous mature gardens which extend in all to approximately 1.4 acres and are principally laid to lawn with a great variety of mature shrubs, bushes, trees and hedgerow around. Within the grounds there is a large pond with reed beds surrounding and further grounds laid principally to lawn with many fine mature trees, hedgerow and shrubs around. There is also a 5-bar gate at the end of the gardens providing access onto the lane known as Catleys Walk.

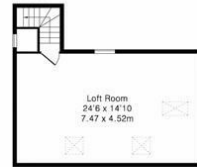


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



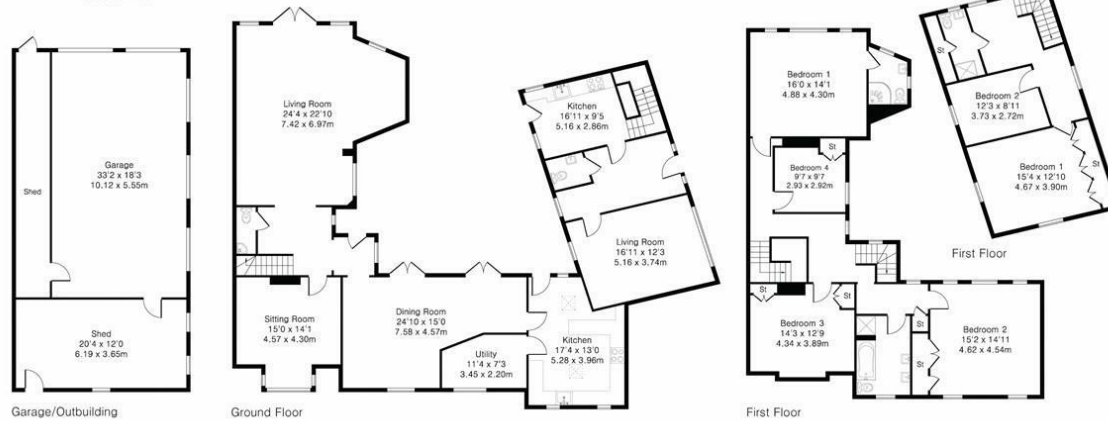
Guide Price £1,200,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire
 District Council





Second Floor

Approximate Gross Internal Area 4369 sq ft – 405 sq m
 Ground Floor Area 1910 sq ft – 177 sq m
 First Floor Area 1628 sq ft – 151 sq m
 Second Floor Area 400 sq ft – 37 sq m
 Garage Area 605 sq ft – 56 sq m
 Outbuilding Area 431 sq ft – 40 sq m



Garage/Outbuilding

Ground Floor

First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA
 01223 214214 | cambridge@cheffins.co.uk | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.