



Babraham Road, Sawston, CB22 3DQ

**CHEFFINS**

# Babraham Road

Sawston,  
CB22 3DQ

5 3 2

Guide Price £900,000

- Individual Style and Character
- Single Storey Residence
- 5 Bedrooms
- Versatile Accommodation

The Oak is a most impressive and substantial individual detached single storey residence of quite exceptional quality and character and was architect designed and constructed by the present owners in 2010/ 11 for their own occupation and replaced a detached 1930s house which was originally located towards the front of the plot.

The property is delightfully situated at the end of a long private driveway enjoying privacy, and tranquillity and has the benefit of an extensive courtyard style parking area, double garage and additional double cart lodge. The property incorporates many special character features including maple wooden floors, bespoke worktops and cupboards and traditional design radiators.

The property also provides exceptionally well proportioned and versatile living accommodation ideally suited to a prospective buyer looking for such outstanding space and flexibility, together with beautiful landscaped gardens which have been carefully designed with ease of maintenance in mind.





## LOCATION

Sawston is a large thriving and sought after south Cambridgeshire village with an extensive range of local amenities. For the commuter the village is so conveniently placed for access to the M11 motorway at Duxford (junction 11) and a main line station in the nearby village of Whittlesford. The village is also well placed for access to the university city of Cambridge which is just 7 miles away and Addenbrookes campus just to the south of the city.

**LARGE COVERED PORCH**

with outside light and wood panelled entrance door with leaded light glass insert, leading to:

**ENTRANCE HALL**

with traditional style radiator, maple wood flooring, sealed unit double glazed window to front aspect, door leading to large walk-in pantry/store with slate shelving, tiled floor and extensive wooden shelves.

**SITTING ROOM**

A delightful light and atmospheric room with sealed unit double glazed windows to front and rear aspect enjoying wonderful views over the secluded rear gardens, feature central fireplace style recess with log burning stove with glazed door set on a stone hearth, feature maple wood flooring, two traditional style radiators.

**DINING ROOM**

A most attractive and generous room providing great space and width with feature sealed unit double glazed windows to side and rear aspect overlooking the gardens and a pair of full height sealed unit double glazed doors leading to paved terrace and garden, two traditional style radiators and maple wood flooring, opening to:

**LONG INNER RECEPTION HALL**

with door off to:

**KITCHEN**

A luxuriously appointed bespoke range of units incorporating an inset stainless steel sink with mixer tap and spray attachment, feature gas Aga and additional freestanding cooker with gas hob and electric ovens beneath and contemporary style Rangemaster extractor cooker hood above with tiled splashbacks, extensive range of fitted base units comprising feature granite work surfaces with cupboards and drawers below, space and plumbing for dishwasher, shelved upright storage cupboards and traditional style wall mounted plate rack with cupboard space above, maple wood flooring, sealed unit double glazed windows to rear aspect. Wood panelled door to:

**UTILITY ROOM**

with inset butler sink with extensive wooden work surfaces to side, mixer taps, space and plumbing for washing machine and tumble dryer, original wooden flooring, space for upright fridge/freezer, and large fitted cupboard which also houses a wall mounted gas fired boiler with drawers below, sealed unit double glazed window to side aspect and wood panelled door to side path and outside.

**LONG INNER HALL**

with door to:

**BATHROOM**

with white suite comprising bath, pedestal wash hand basin with tiled splashback, w.c., built-in airing cupboard housing hot water cylinder, part ceramic tiled walls around, traditional style radiator, heated towel rail, maple wood floors, sealed unit double glazed window to side aspect.

**STUDY/BEDROOM 5**

with traditional style radiator, maple wood floors, sealed unit double glazed windows to side aspect.

**BEDROOM 3**

with maple wood floors, traditional style radiator, sealed unit double glazed windows to side aspect.

**BEDROOM 4**

with original wood floors, traditional style radiators, sealed unit double glazed windows to side aspect, trap door to roof space.

**BEDROOM 2**

with original maple wood floors, traditional style radiator, sealed unit double glazed windows to front aspect. Two deep built-in wardrobes with storage shelf above with feature glazed doors, door to:

**ENSUITE WETROOM/SHOWER ROOM**

with large tiled shower area with wall mounted shower unit with large head, wash hand basin with mixer tap and low level w.c., radiator/towel rail, tiled floor and sealed unit double glazed windows to side aspect.

**BEDROOM 1**

with maple wood floors, sealed unit double glazed windows to front and side aspect and two deep built-in wardrobes with cupboards above, door to:

**WET ROOM/SHOWER ROOM**

with tiled shower area with wall mounted shower unit with large head, wash hand basin and low level w.c., radiator/towel rail, ceramic tiled floor, sealed unit double glazed windows to side aspect.

**OUTSIDE**

To the front of the property there is a raised border laid to wood chipping and flintstones with mature shrubs and a fine full mature oak tree adjacent and a brick paviour driveway in turn leading to a long private driveway with a pair of antique Irish wrought iron gates. To the side of the driveway there is a further area of garden with mature shrubs, feature large stones and to the other side of the drive a mature hedgerow. There is also further garden areas with various grasses and an extensive border with ferns and shrubs and an area that has been landscaped with wood chippings and large stones. Adjacent to the driveway there is a DETACHED TIMBER BARN style outbuilding which is currently used for storage but originally designed as a cart lodge style GARAGE, lean-to fuel store. The long driveway then leads to an extensive pebblestone courtyard

style parking/turning area adjacent to which is an additional DETACHED DOUBLE GARAGE with two pairs of wooden doors and lean-to log store.

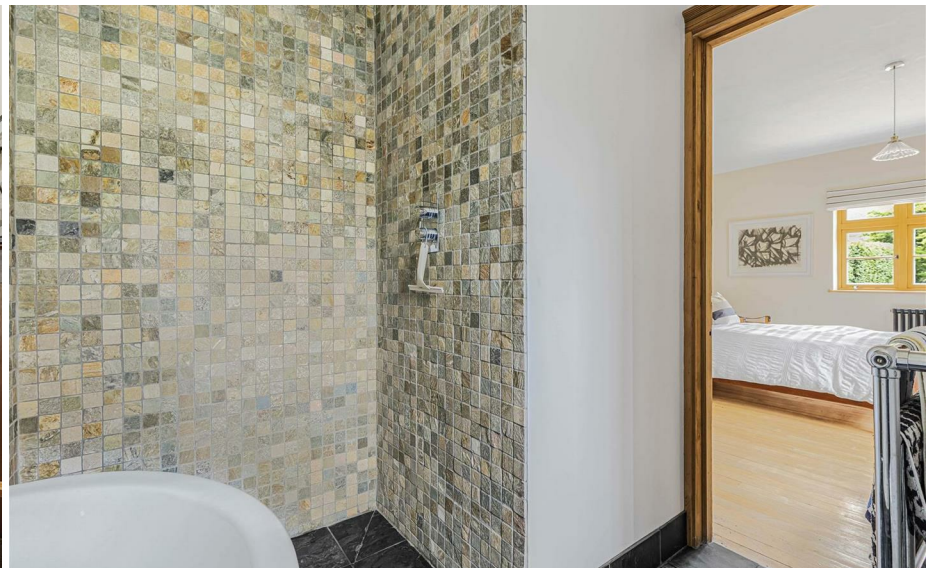
To either side of the property there is a brick paviour pathway and one side leads to the front entrance porch with an attractive garden area to side laid to lawn with low level hedgerow and further mature hedgerow to side. To the other side of the property there is a large pebblestone pathway which in turn leads to a concreted area to the side of the property with storage area for bins and a pair of wooden gates which provide access into the rear garden.

The delightful landscaped part walled rear garden is a rather special feature and enjoys privacy and seclusion and has been cleverly designed with ease of maintenance in mind. There is a large central paved terrace with brick pathways running either side and to the rear of this area with low hedging and a great variety of mature shrubs, borders and trees around. There are also four raised vegetable/herb borders, fruit trees, well stocked borders and shrubberies and further paved area to side leading to a large timber constructed shed/store.

There is also a gate leading to a further secluded area of garden which is mostly used for storage and is out of sight as it is set behind the brick wall of the main garden.

**AGENTS NOTE**

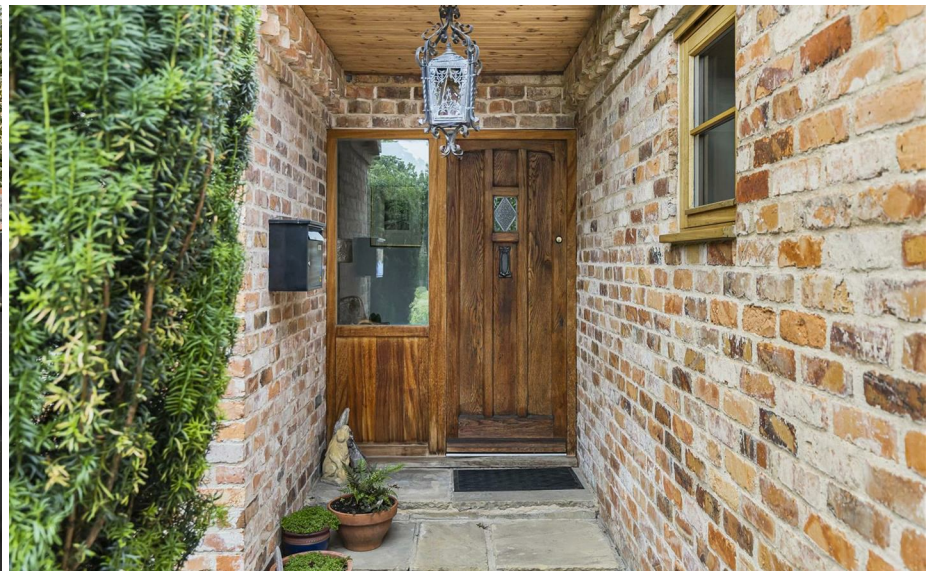
The front door/door outside porch light are all originals, not copies, as are the radiators (including the bathroom), internal doors of pitch pine, and the external roof tiles and bricks are also reclaimed. The Victorian summer house in the drive is also a reclaimed original that has been renovated. The architraves and skirting boards are all bespoke and the building was bespoke built to accommodate the differing door sizes, carefully matched to specific rooms. The maple flooring throughout is also, original and reclaimed and renovated.



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



Guide Price £900,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire  
 District Council



Approximate Gross Internal Area 2275 sq ft – 211 sq m



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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.