



Brookfield Road, Sawston, CB22 3EH

**CHEFFINS**

## Brookfield Road

Sawston,  
CB22 3EH

4 2 2

Guide Price £695,000

- Detached Family Home
- Stylish Accommodation Throughout
- Four Bedrooms
- Two Bathrooms, One Of Which Is En-Suite
- Ground Floor Study
- Double Garage With Loft Space Above
- Garden With Views Over Stream And Fields Adjacent

A fine example of a much improved detached family home, offering highly flexible accommodation across the two floors, occupying a most attractive position on this quiet residential development over-looking fields to the side and benefitting from an ease of access to a wealth of local amenities and commuter links.





## LOCATION

Brookfield Road in Sawston offers an excellent balance of village charm and modern convenience, making it a highly desirable place to live. Located in one of the most well-established residential areas of Sawston, the road is known for its peaceful surroundings while still being within easy reach of essential amenities. The village itself boasts a range of local shops, supermarkets, cafés, and pubs, ensuring residents have everything they need close to home. Sawston also benefits from excellent transport links, with easy access to the A505 and M11, providing a straightforward route into Cambridge and beyond. The nearby Whittlesford Parkway railway station offers direct train services to London Liverpool Street, making it an ideal location for commuters. Families are well catered for with a selection of highly regarded schools, including Sawston Village College, while those who enjoy the outdoors can take advantage of the picturesque countryside walks and green spaces surrounding the village. With its strong sense of community, excellent amenities, and superb connectivity, Brookfield Road in Sawston is a fantastic place to call home.

**STORM PORCH**

covering the panelled glazed entrance door fitted with privacy glass leading through into:

**ENTRANCE HALLWAY**

with inset footwell, engineered wood flooring, stairs rising to first floor accommodation, coved ceiling, radiator, understairs storage cupboard, panelled doors leading into respective rooms as well as opening into:

**SITTING ROOM**

A lengthy dual aspect room with coved ceiling, radiators, double glazed bay window to front aspect, set of double glazed French doors with double glazed windows either side leading out onto patio.

**DINING ROOM**

with coved ceiling, radiator, a most unique curved bay window fitted with double glazed windows providing a wonderful aspect of light and views over the rear garden, panelled door leading through into:

**KITCHEN**

comprising a collection of both wall and base mounted storage cupboards and drawers, quartz work surface with inset one and a quarter bowl sink with hot and cold tap, drainer to side, integrated 5 ring gas hob with stainless steel splashback, extractor hood above, integrated AEG double oven below, integrated and concealed dishwasher, space and plumbing for dishwasher, tiled flooring, tiled splashback, LED downlights, double glazed window overlooking garden, panelled glazed door leading out onto side access, full height radiator, leading through into:

**UTILITY ROOM**

with further collection of both wall and base mounted storage cupboards and drawers with stone work surface with inset sink with hot and cold mixer tap, drainer to side, space and plumbing for washing machine and dryer, wall mounted gas fired boiler providing hot water and heating for the property, tiled flooring, double glazed window to side aspect, extractor fan.

**CLOAKROOM**

comprising a two piece suite with low level w.c. with hand flush, wash hand basin with hot and cold taps, tiled splashback, continuation of wood flooring from hallway, radiator, tiled upstand and double glazed window fitted with privacy glass out onto side aspect.

**STUDY**

with loft access, radiator, double glazed window to side aspect.

**ON THE FIRST FLOOR****LANDING**

with further loft access, radiator, panelled door providing access into airing cupboard housing hot water cylinder with fitted timber shelving, double glazed window to front aspect, panelled doors leading into respective rooms.

**FAMILY BATHROOM**

comprising a white four piece suite with large jacuzzi bath with hot and cold mixer bath tap, shower cubicle with dual mounted shower head accessed via a glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboard underneath the wash hand basin, heated towel rail, shaver point, LED downlights, tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

**PRINCIPAL BEDROOM SUITE**

with a wealth of built-in wardrobes fitted with railings and shelving, radiator, double glazed windows to front aspect, panelled door leading through into:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite with large shower cubicle with dual wall mounted shower head, accessed via a glazed door, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, built-in storage cupboard underneath the wash hand basin, shaver point, tiled flooring, heated towel rail,

inset LED downlighters, extractor fan, double glazed windows fitted with privacy glass to side and rear aspect.

**BEDROOM 2**

with full width set of built-in wardrobes fitted with railings and shelving, radiator, double glazed window overlooking garden.

**BEDROOM 3**

with built-in wardrobes fitted with railings and shelving, radiator, double glazed window overlooking garden.

**BEDROOM 4**

with built-in wardrobes fitted with railings and shelving, radiator, double glazed window to front aspect.

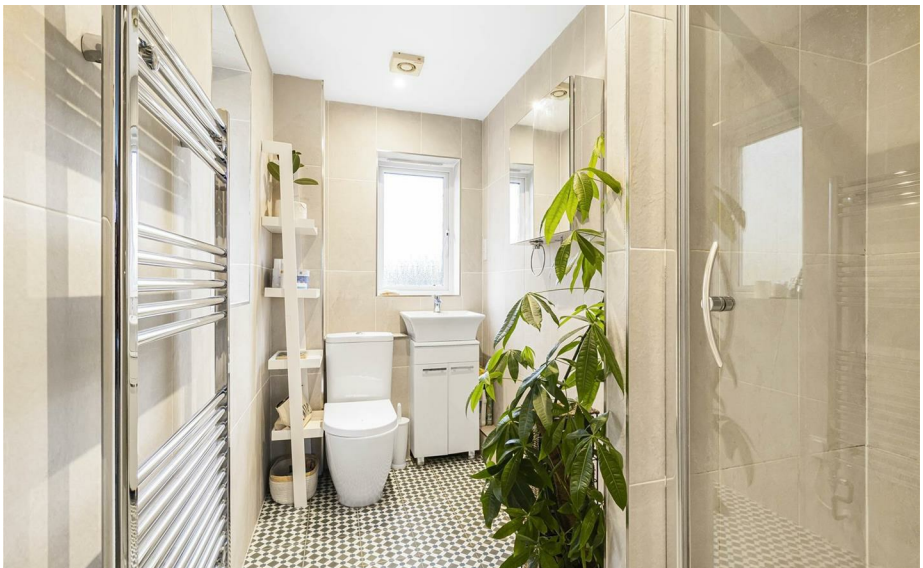
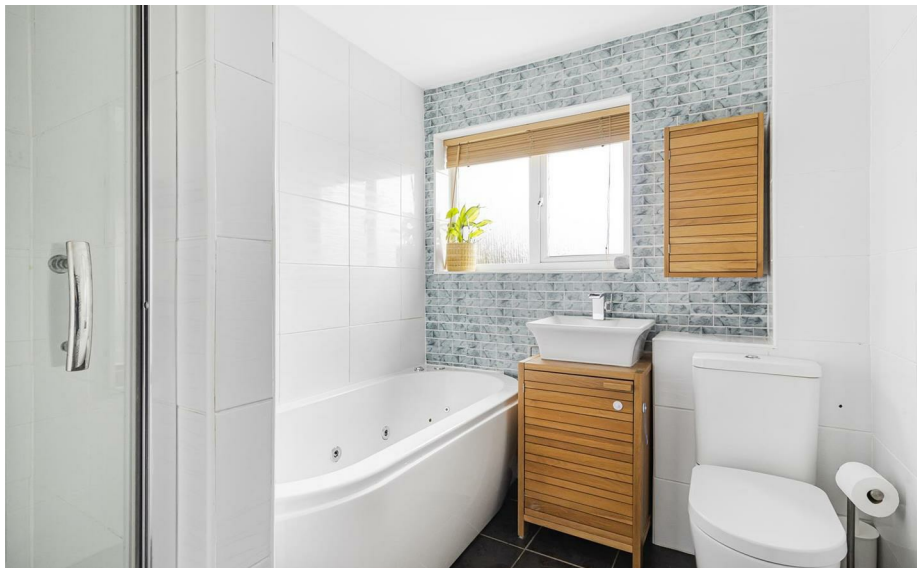
**OUTSIDE**

The property benefits from a well-maintained outdoor space, offering both practicality and privacy. To the front, a driveway provides off-road parking for two vehicles, accompanied by a neatly laid lawn and a paved pathway leading to the entrance. A timber gate opens onto an additional paved patio area, complete with a timber shed and rear access to the garage. A paved side pathway, bordered with shingle, leads seamlessly to the rear garden. There is also a wealth of raised beds added by the current owners providing handy growing space for plants.

The rear garden is enclosed by open fencing allowing for an expansive view over the adjacent countryside and predominantly laid to lawn, complemented by shingled borders, mature trees, and a spacious paved terrace—an ideal setting for outdoor entertaining. Beyond the garden, a range of tall, mature trees provides a natural backdrop and ensures a high degree of privacy.

**AGENTS NOTE**

There is planning permission for a single storey extension under planning reference: 23/01604/PRIOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £695,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire  
 District Council

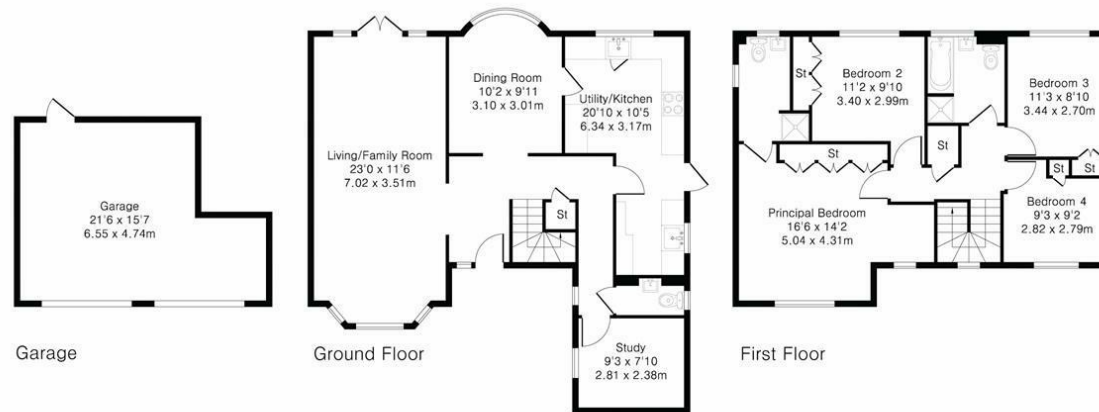


## Approximate Gross Internal Area 1491 sq ft - 139 sq m

Ground Floor Area 816 sq ft – 76 sq m

First Floor Area 675 sq ft – 63 sq m

Garage Area 283 sq ft – 26 sq m



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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.

