



High Street, Sawston, CB22 3HJ

**CHEFFINS**

## High Street

Sawston,  
CB22 3HJ

- Detached Former Farmhouse
- Grade II Listed
- Five Bedrooms
- Two Bathrooms
- Four Reception Rooms
- Mature Rear Garden
- Walled Formal Front Garden With Gated Entrance
- Prime Village Location

A striking and rarely available detached period, Grade II Listed, residence, believed to date back to the Georgian era, this handsome double-fronted former farmhouse immediately impresses with its symmetrical façade and elegant entrance porch, gracefully framed by mature climbing plants. The property offers well-proportioned and versatile accommodation arranged over three floors, set within a beautifully manicured and mature plot. Enjoying a prominent position in the heart of this well-served and highly sought-after South Cambridgeshire village, it presents a rare opportunity to acquire a home of both character and distinction.

5 2 4

**Guide Price £1,195,000**





## LOCATION

The property enjoys a prominent and picturesque setting along the historic High Street in the heart of Sawston – one of South Cambridgeshire's largest and most vibrant villages. Steeped in history, the village has evolved into a thriving and well-connected community whilst retaining much of its traditional charm and character. The immediate surroundings offer a pleasant blend of period architecture and established greenery, enhancing the sense of place and providing a quintessential village feel. Sawston offers a truly comprehensive range of local amenities, most of which are within easy walking distance. These include a number of independent shops, a pharmacy, two convenience stores, a greengrocer, delicatessen, post office, highly regarded bakery, cafés, and a selection of popular pubs and restaurants. The village is also home to a medical centre, dentist, library, community hub, and a variety of recreational and sporting facilities, including football pitches, tennis courts, and fitness groups. There are regular farmers' markets and village events throughout the year, reinforcing the area's strong sense of community. Education is another major draw for the area. The village benefits from the well-regarded Sawston Village College, known for its strong academic reputation and excellent extracurricular offerings. In addition, the property is well-placed for access to some of Cambridge's most prestigious independent schools, including The Perse, St Faith's, and The Leys. Sixth form options such as Hills Road and Long Road colleges are also readily accessible. For the commuter, Sawston is ideally located. The nearby Whittlesford Parkway railway station (just over 2 miles away) provides fast and regular services into London Liverpool Street, Cambridge, and Stansted Airport. The A505 and A11 are within minutes, offering seamless road access to the M11, Cambridge Biomedical Campus (including Addenbrooke's Hospital), and the Cambridge Science and Business Parks. The guided busway at Trumpington is also nearby, offering further convenience for those working or studying in the city.

## STORM PORCH COVERING ENTRANCE DOOR leading into:

### ENTRANCE HALLWAY

with stone tiled flooring, stairs rising to first floor accommodation, understairs storage cupboard, exposed timber beams, double panelled radiator, panelled glazed doors leading into respective rooms.

### SITTING ROOM

with exposed timber flooring, a wealth of exposed original timber beams, large almost full width Inglenook fireplace with open brick surround, quarry stone tiled hearth and wooden mantel with wood burning stove positioned centrally, radiator, wall mounted lighting, sash window to front aspect.

### FORMAL DINING ROOM

with exposed timber flooring, a wealth of exposed original timber beams, wood burning stove with open brick surround, quarry stone tiled hearth, wooden mantel, creating a wonderful focal point to the room, radiator, wall mounted lighting, sash window to front aspect, panelled door leading through into:

### KITCHEN

Kitchen finished with traditional Shaker style with a wealth of both wall and base mounted storage cupboards and drawers with timber work surface with inset one and a quarter porcelain bowl sink with hot and cold mixer tap and drainer to side, gas fired Aga, space and plumbing for dishwasher, integrated fridge/freezer, stone tiled flooring, inset LED downlighters, curved bay window overlooking garden, panelled door leading through into:

### REAR ENTRANCE LOBBY

with stone tiled flooring, storage cupboard leading out onto garden, door leading to pantry store with fitted shelving and lighting, door leading to:

### UTILITY AREA

comprising a collection of both wall and base mounted storage cupboards and drawers with a tile effect work surface with butler style sink, separate hot and cold taps, space and plumbing for washer and dryer, space for additional fridge/freezer, wall mounted gas fired boiler providing hot water and heating for the property, further built-in storage, windows to both side and rear aspect and door leading through into:

### CLOAKROOM

comprising low level w.c. with hand flush, extractor fan, lighting and continuation of tiled flooring from utility room.

### BREAKFAST ROOM

with exposed brick feature wall, radiator, loft access, window to side aspect, panelled glazed door leading through into:

### FAMILY ROOM

with high vaulted ceiling, built-in storage cupboards, wall mounted lighting, wood flooring, double panelled radiator, windows to both side and rear aspect, set of panelled glazed French doors and windows leading to patio.

## ON THE FIRST FLOOR

### SPACIOUS LANDING

with a wealth of exposed timber beams, stairs rising to second floor accommodation, understairs storage cupboard, radiator, sash window to front aspect, panelled window to rear aspect.

### FAMILY BATHROOM

comprises of a two piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, woodblock flooring, built-in storage drawers underneath wash hand basin, mirror cupboard, automatic LED downlighting, airing cupboard housing hot water cylinder and fitted timber shelving and window fitted with privacy glass out onto rear aspect.

### SEPARATE W C

with two piece suite with low level w.c., with hand flush, wash hand basin with separate hot and cold taps, wood panelling surround, double glazed window to side aspect.

### BEDROOM 1

with lime washed timber beams, wall mounted lighting, built-in storage cupboards in recess of chimney breast, radiator, sash window to front aspect.

### BEDROOM 2

with lime washed timber beams, cast iron feature fireplace with built-in storage cupboards and wardrobes fitted in recess of chimney breast, radiator, sash window to front aspect.

### BEDROOM 3

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

## ON THE SECOND FLOOR

### LANDING

with loft access, wood panelling, radiator, exposed timber beams, panelled doors leading into respective rooms.

### BEDROOM 4

with coved ceiling, built-in shelving, cupboards, radiator, inset LED downlighters, exposed timber beams, window to front aspect.

### BEDROOM 5

with coved ceiling, wood panelling, exposed timber beams, built-in wardrobes fitted in recess of chimney breast, inset LED downlighters, radiator, window to front aspect.

### SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head accessed via a glazed sliding door, low level w.c.. with concealed hand flush, wash hand basin with separate hot and cold taps, tiled surround, shaver

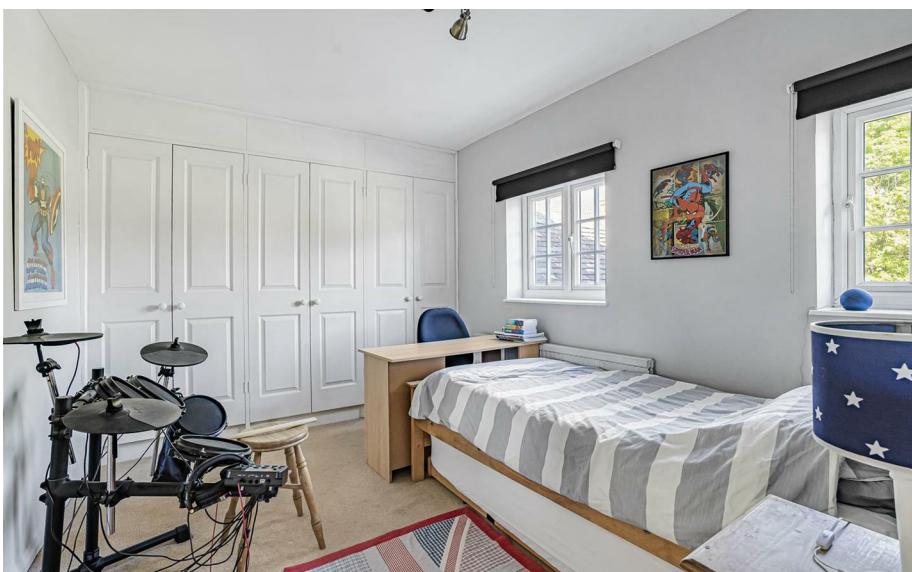
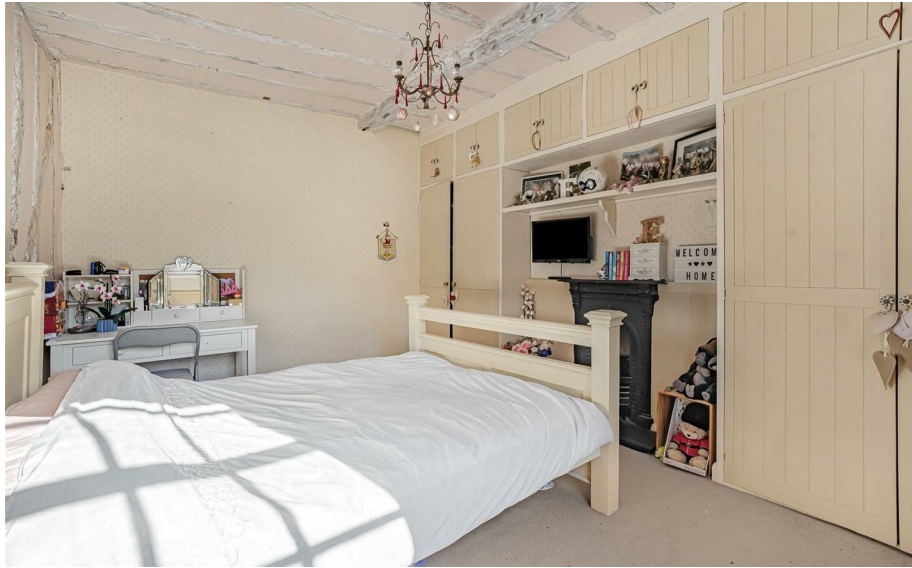
point, wall mounted mirror, cupboard, wood panelling, exposed timber beams, inset LED downlighters, skylight out onto rear aspect.

## OUTSIDE

To the front the property is approached off High Street, Sawston, via a dropped block paved driveway extending out onto a drive where there is parking for several vehicles. The remainder of the front garden has been expertly maintained and designed to compliment the period style of this wonderful detached residence with the remainder being principally laid to lawn and bordered by well stocked bedding and enclosed by a brick wall to the front, mature lavender to the very front of the house and a gravelled pathway accessed via a timber gate leads through to front entrance door.

To the rear of the property is an extensive and extremely private garden principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain this is bordered by well stocked bedding and mature shrubs and bushes. The main lawned area itself is bordered by immaculately maintained and well stocked bedding full of mature flowering plants, shrubs and trees. Further paved patio area ideal for al fresco dining close to the boundary wall as well as further available seating areas in extension from patio area led directly off the rear part of the property. To the very rear of the garden becomes a more working area enclosed by brick wall with Wendy house, timber storage shed, raised timber decking area covered by mature tree, some other raised beds which are ready for use of growing a host of vegetables and fruits, mature tree sits at the very left hand corner of the garden surrounding timber storage sheds and one large timber storage shed located centrally and is accessed via a paved pathway leading to the main gravelled driveway.







Guide Price £1,195,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - South Cambridgeshire

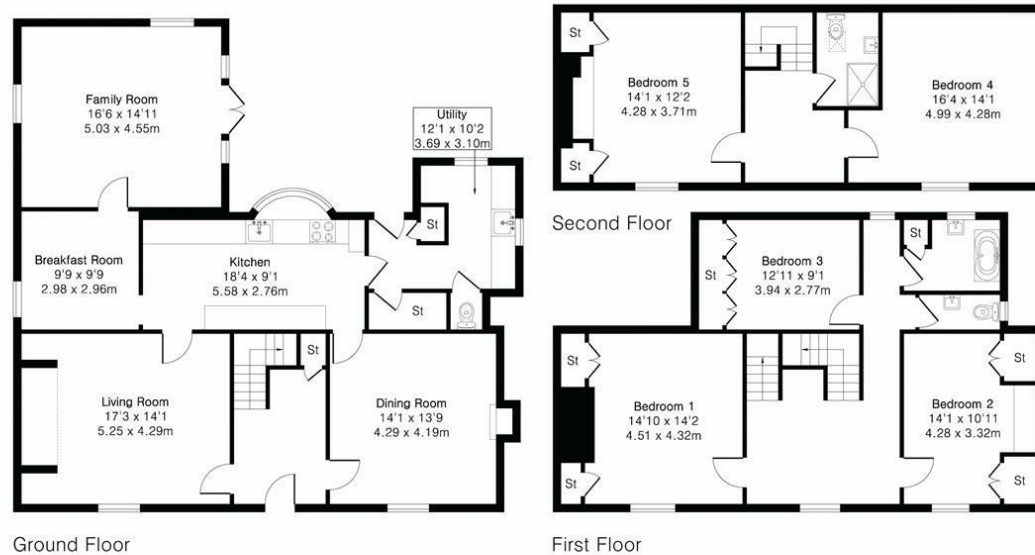


## Approximate Gross Internal Area 2583 sq ft - 240 sq m

Ground Floor Area 1235 sq ft – 115 sq m

First Floor Area 785 sq ft – 73 sq m

Second Floor Area 563 sq ft – 52 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 practice. 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.

