



Main Road, Little Gransden, SG19 3DN

£1,000,000

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LATCHAM  
DOWLING

ESTATE AGENTS



Latcham Dowling are delighted to offer for sale this truly unique and rarely available property that is simply a one off. The property has been designed by the present owners and leaves you wanting for nothing.

This thoughtful accommodation with its three double bedrooms to the ground floor, one of which is the Master suite complete with En Suite. On the first floor, there are two more bedrooms, one with an En Suite and the other used as a study. This really does mean that this property could be a great "Multi Generational" property

There are several "wow" factor rooms including the double height vaulted conservatory with its views to the beautiful garden but for me it would have to be the double height living room with its fireplace that is set into the exposed brick wall that separates it from the sitting room. There is also a staircase and gallery landing with glass balustrading overlooking the living room which is truly wonderful.

Now, the home offers over 2780 sq feet of accommodation not including the double garage. There are three bathrooms, fitted kitchen, utility room, five bedrooms, dining room, sitting room, living room and a conservatory.

The property sits on a plot of over 0.7 acres and being on the very edge of the village, you are surrounded by fields. The garden has been years of hard work and is truly stunning. Plenty of parking for several cars plus the detached double garage.

The property is also future proofed with Air source heating, HR&V unit and solar panels that feeds back into the grid meaning the home is efficient and this is reflected in the running costs. Also you can see from the EPC (Energy performance certificate) that it is highly rated for energy efficiency.

Little Gransden is a small village which is next to its larger neighbour Great Gransden which is a pretty and thriving village with a mix of period and modern properties, a primary school, village shop/post office and a public house. Comberton School catchment.

**Entrance Via**

**Entrance Hall**

10'0 x 6'8 (3.05m x 2.03m)







**Cloakroom**  
7'4 x 3'10 (2.24m x 1.17m)

**Inner Hall**

**Sitting Room**  
21'6 x 16'11 max (6.55m x 5.16m max)

**Living Room**  
16'6 x 12'9 (5.03m x 3.89m)

**Conservatory**  
18'8 x 10'5 (5.69m x 3.18m)

**Kitchen/ Breakfast Room**  
18'1 x 8'6 (5.51m x 2.59m)

**Utility Room**  
8'6 x 8'5 (2.59m x 2.57m)

**Dining Room**  
15'4 x 13'1 (4.67m x 3.99m)

**Ground Floor Principle Bedroom Suite**  
14'5 x 13'7 max (4.39m x 4.14m max)

**En Suite Bathroom**  
8'3 x 7'11 (2.51m x 2.41m)

**Bedroom Two**  
13'1 x 10'11 max (3.99m x 3.33m max)

**Bedroom Three**  
13'2 x 9'6 (4.01m x 2.90m)

**Bathroom**  
7'7 x 5'11 (2.31m x 1.80m)

**First Floor Landing**

**Bedroom Four**  
14'7 max x 15'2 max (4.45m max x 4.62m max)

**En Suite Bathroom Room**  
11'1 x 6'7 (3.38m x 2.01m)

**Bedroom Five/ Study**  
12'8 x 11'3 (3.86m x 3.43m)

**Outside Of Property**

**Double Garage**  
25'6 x 17'11 (7.77m x 5.46m)

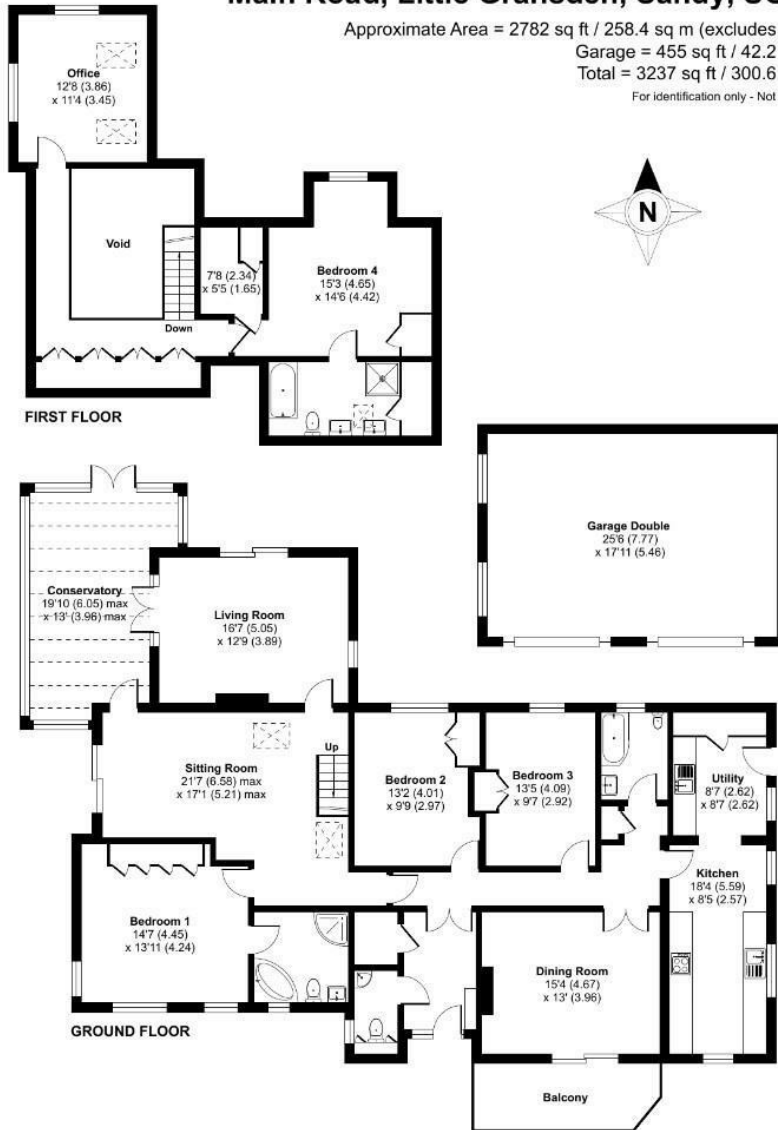
**Agents Note**



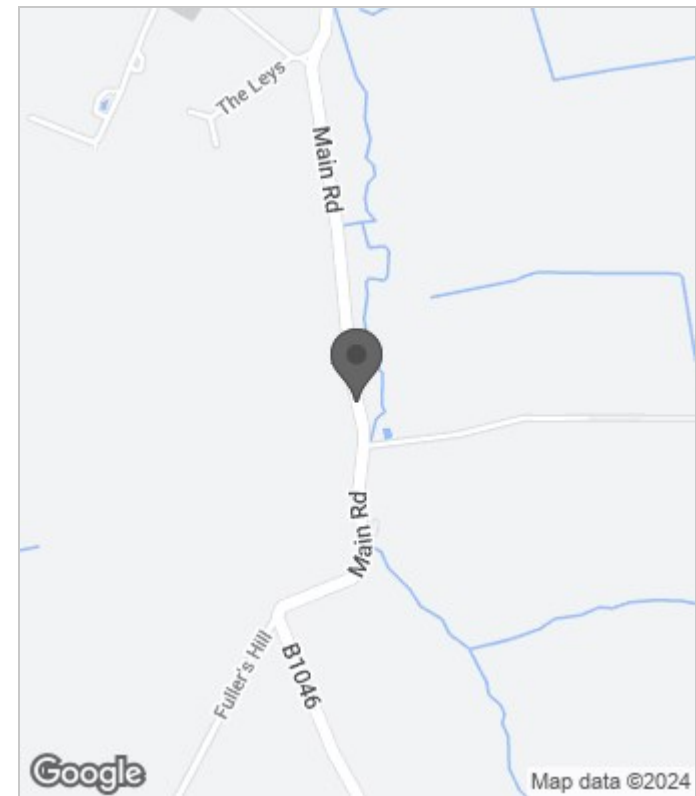
# Main Road, Little Gransden, Sandy, SG19

Approximate Area = 2782 sq ft / 258.4 sq m (excludes void)  
 Garage = 455 sq ft / 42.2 sq m  
 Total = 3237 sq ft / 300.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/a/checon 2024. Produced for Latcham Dowling Ltd. REF: 1121706



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>90</b>
(69-80) <b>C</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	

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