



35 Church Street, Sawtry

In Excess of **£650,000**

 **Oliver James**
Property Sales & Lettings



35 Church Street

Sawtry, Huntingdon

A stunning detached home of 1,603 sq/ft / 149 sq/metres sitting on a plot of 0.26 acres with double garage. The property has been beautifully refitted throughout and is ideally located in a non estate position in this ever popular village.

Council Tax band: E

Tenure: Freehold

- Stunning executive detached family home.
- Four bedrooms.
- Three reception rooms.
- Beautiful bespoke fitted Neptune kitchen / breakfast room.
- Contemporary en-suite shower room, family bathroom and cloakroom.
- Lovely non estate street within a popular village location.
- An extended living space with vaulted ceiling and multi fuel burner.
- Double garage with power & lighting.
- Easy and quick access onto the A1 / A14 road network.
- EPC: D.





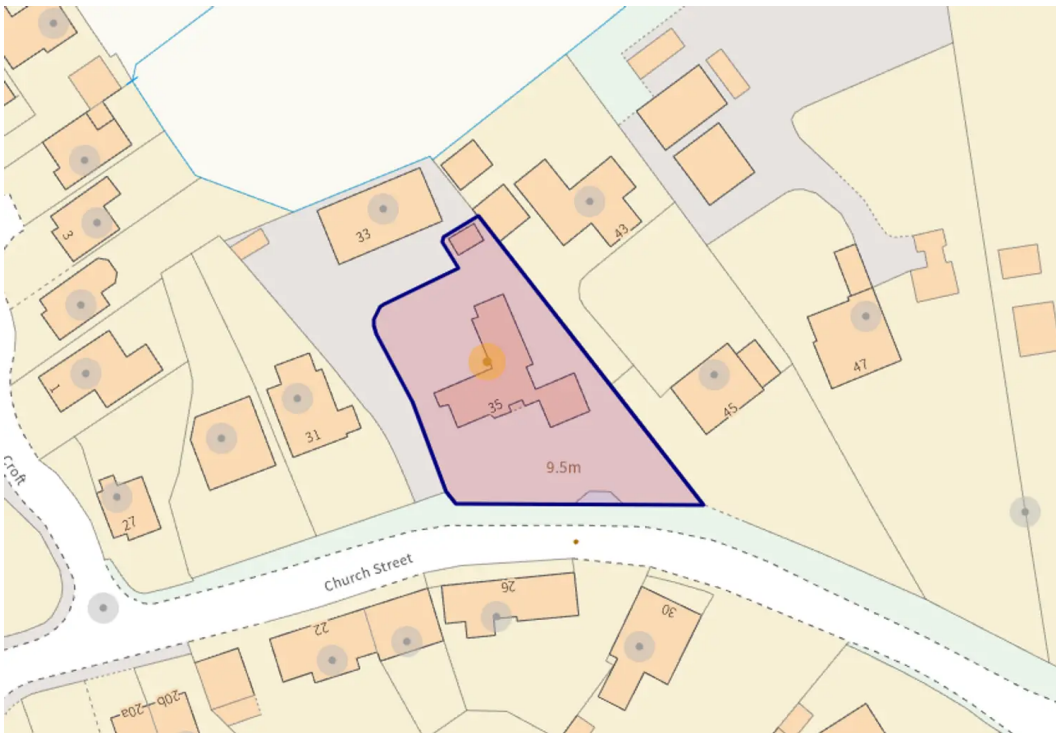
INTRODUCTION

The property sits back from the road with an expansive frontage providing parking for numerous vehicles leading to the double garage. Side access leads to a landscaped rear garden with large seating area and raised vegetable and herb gardens. The entrance hall is light and airy with a half moon window to the front and internal glazed panels to the kitchen / breakfast room which has been fitted with a stunning Neptune kitchen and breakfast bar area providing a lovely entertaining and social living space. There is also a functional utility room, study and cloakroom. The living and family room are to the rear of the property, the latter of which has bi folding doors to the garden and a lovely vaulted ceiling as well as a cosy multi fuel burner. Upstairs are four bedrooms, the principal of which has a contemporary en-suite shower room and there is also a further family bathroom.

LOCATION

Sawtry is a desirable village situated between Peterborough and Huntingdon both with mainline stations to London in less than an hour. Road links via the recently upgraded A1M and A14 with Cambridge now within a 30 minute drive. These excellent transport links are complemented by a wealth of amenities including a Co-op supermarket, independent shops and takeaways including an artisan butchers, Post Office and sandwich shop, 2 public houses, working mens club, leisure centre and garage/petrol station.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

