

PORCH

LOBBY

LIVING ROOM

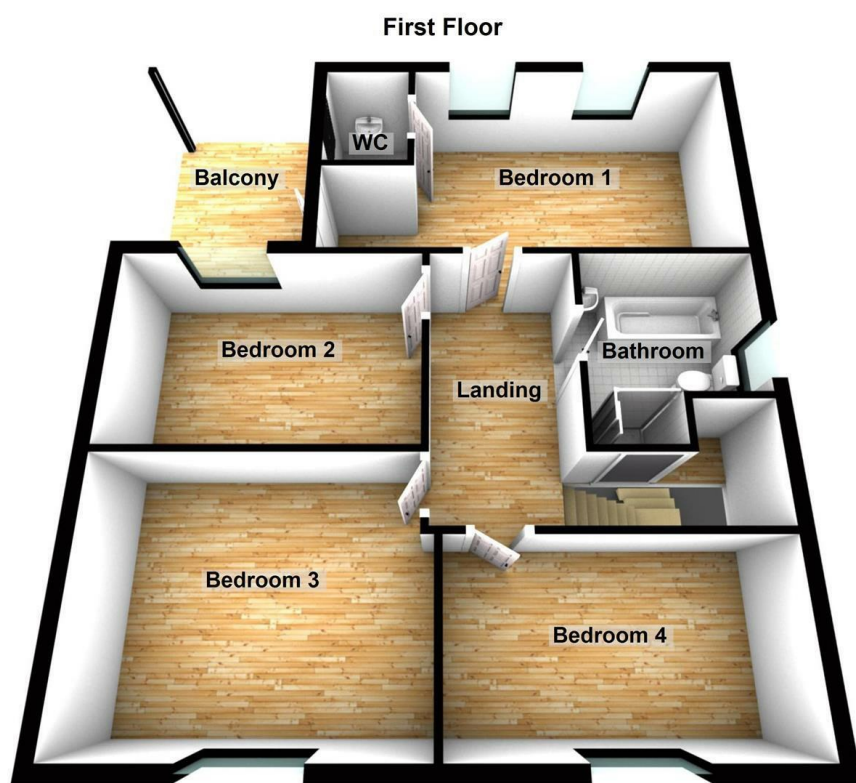
PLAY ROOM/FAMILY ROOM/STUDY

SITTING ROOM

KITCHEN DINER

UTILTIY ROOM

CLOAKROOM



FIRST FLOOR LANDING

BEDROOM 1

CLOAKROOM ENSUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

FOUR PIECE FAMILY BATHROOM



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14 High Street
Sawtry, Huntingdon, PE28 5SU
£425,000



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This property is ideal for families and anyone seeking a spacious, well-maintained home in a desirable village location. With excellent transport links and local amenities on your doorstep, it strikes the perfect balance for a long-term stay.

• POPULAR VILLAGE LOCATION

• DETACHED FAMILY HOME

• FOUR DOUBLE BEDROOMS

• THREE RECEPTION ROOMS

• OFF ROAD PARKING ON DRIVEWAY

• SPACIOUS KITCHEN DINER WITH SEPARATE UTILITY ROOM

• DOWNSTAIRS CLOAKROOM

• SPACIOUS ROOMS

• EASY ACCESS TO A1 MOTOR WAY

• WALKING DISTANCE TO VILLAGE CENTRE AND AMENITIES

Viewings: By appointment

£425,000

GROUND FLOOR

Upon arrival, you are greeted by a spacious porch, providing ample room for coats and shoes. From the porch, step into a generous lobby area, with space for additional seating and a bright window to the front, allowing natural light to flood the space. Double doors lead into a cosy living room, featuring a large front-facing window and a charming fireplace, creating a warm and inviting atmosphere.

Adjacent to the living room is a play room/study – a versatile space, perfect for work or relaxation. To the other side of the home, off the lobby, you'll find a sitting/dining room. This space offers the flexibility to be used according to your needs and boasts an Aga feature for added character, with stairs leading to the first floor.

At the rear of the property, you'll discover the stylish kitchen/diner, which stretches across the full width of the house. It includes a range of base and eye-level units, plenty of worktop space, splashback tiles, and room for appliances. Off the kitchen is a separate utility room with matching fittings and a cloakroom, ideal for guests and visitors.

PORCH: 8'5" x 6" | 2.57m x 1.83m

LOBBY: 7'6" x 6'7" | 2.29m x 2.01m

LIVING ROOM: 11'7" x 14'3" | 3.53m x 4.34m

PLAY ROOM/STUDY: 7'10" x 12'4" | 2.39m x 3.76m

SITTING ROOM: 11'7" x 14" | 3.53m x 4.27m

KITCHEN DINER: 10'5" x 19'4" | 3.18m x 5.89m

UTILITY ROOM: 10'5" x 8'2" | 3.18m x 2.49m

CLOAKROOM

GARDEN

The private rear garden is a peaceful, enclosed space with a raised lawn, patio area, and timber shed, with a wooden gate leading to the driveway. At the front of the property, you'll find a driveway providing parking for one vehicle.

FIRST FLOOR

Upstairs, the spacious landing provides access to all rooms. All four bedrooms can comfortably accommodate a double bed. The main bedroom, located at the rear of the house, benefits from its own two-piece ensuite cloakroom and a door leading to an outdoor balcony space. The family bathroom is stylish and features a separate shower cubicle and a freestanding bath, offering a touch of luxury to the home.

FIRST FLOOR LANDING: 11'8" x 5'7" | 3.56m x 1.70m

BEDROOM 1: 10'6" x 14'10" | 3.20m x 4.52m

CLOAKROOM ENSUITE: 6'5" x 3'1" | 1.96m x 0.94m

BEDROOM 2: 8'11" x 13'3" | 2.72m x 4.04m

BEDROOM 3: 10'8" x 14'5" | 3.25m x 4.39m

BEDROOM 4: 7'11" x 13'5" | 2.41m x 4.09m

FOUR PIECE FAMILY BATHROOM: 7'9" x 7'9" | 2.36m x 2.36m

LOCATION

This delightful detached property offers the perfect blend of character and modern living, ideally located within easy access to local shops and the heart of the village. Surrounded by picturesque countryside, this home is perfect for those who enjoy walks and the tranquility of village life. Situated just off the A1, it is ideal for commuters and offers convenient access to popular local schools, making it an excellent choice for families. With enough shops for daily needs and a welcoming community, this property offers the best of both worlds.

TENURE
Freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & WalesEU Directive 2002/91/EC