



Catleys Walk, Sawston, CB22 3HR

**CHEFFINS**

# Catleys Walk

Sawston,  
CB22 3HR

Guildens Orchard is a most impressive detached residence offering versatile and well proportioned accommodation extending to about 4512 sqft, detached double garage with annexe studio above of about 780 sqft. Grounds in all of about two thirds of an acre, restfully situated just off this attractive village lane on the outskirts of this popular well served South Cambridgeshire village with good schooling with the village college, recently voted state secondary school of the year (2025) via The Sunday Times, as well as a choice of primary schools. In addition the village is well situated for road and rail links and access to the city.

6 4 3

Guide Price £2,000,000





## LOCATION

Sawston is a large thriving village located approximately 7 miles south of Cambridge. The village itself has a range of local amenities including public houses/restaurants, church, shops and schooling facilities including Sawston Village College. For the commuter the village is well placed for major access routes such as the M11 and A11, with the nearest mainline train station being situated just 2 miles away in the village of Whittlesford.

**SIX PANELLED TIMBER ENTRANCE DOOR**

under entrance canopy with stone pillars, outside lighting, leading into:

**RECEPTION HALLWAY**

staircase rising to the first floor with return landing, timber handrail, newel post and wrought iron spindles with galleried landing above, moulded corncicing, covered radiators, display niche with lighting, double glazed windows and understairs storage cupboard.

**CLOAKROOM**

fitted with white suite comprising close coupled w.c., wash hand basin, tiled floor and half walls, heated towel rail/radiator, storage cupboards, coving, double glazed and frosted window with shutter.

**KITCHEN/BREAKFAST/SITTING ROOM**

Kitchen is fitted with a generous range of bespoke handmade cabinetry with granite working surfaces with matching upstands, undermount sink unit, mixer tap and grooved drainer, island unit with breakfast bar with granite top, cabinets and drawers below, Falcon dual fuel cooking range recessed into chimney breast with extractor fan, fitted Miele integrated dishwasher, breakfast cabinet with fitted Miele microwave, further cupboard with built-in Bosch coffee machine, space for freestanding refrigerator and freezer and wine cooler. Glazed fronted display cabinets, cabinet with provision for television, coved ceiling with a range of inset downlighters, marble tiled flooring, double glazed windows to front and rear, oak glazed double glazed doors leading out to the side and open through to:

**DINING HALL**

A most impressive room with full height vaulted ceiling with mouldings, stone fireplace surround into chimney breast, marble tiled flooring, underfloor heating, a pair of matching fitted cabinets with glass fronted mirror backed display shelving and drawers below, roof lantern, double glazed windows to front and rear and double glazed doors with shutters leading through to the garden room.

**GARDEN ROOM**

Glazed pitched roof with glazing to two sides, lighting and wall mounted heating.

**HOME OFFICE/STUDY**

tall ceilings with coving and inset downlighters, range of fitted furniture incorporating wall shelving, desks, drawers and storage cabinets, underfloor heating, double glazed windows to front and rear with fitted shutters and blind.

**DRAWING ROOM**

feature cast iron fireplace with gas real flame fire with marble mantel and surround and granite hearth, moulded corncicing and ceiling rose, covered radiators panels, double glazed windows to either side and three sets of twin double glazed doors leading out to the garden.

**LIVING ROOM**

moulded corncicing, picture rail, covered radiator, a pair of double glazed windows to the rear and panelled and glazed doors leading through to Drawing Room.

**UTILITY ROOM**

granite working surfaces with butler style sink unit with mixer tap, plumbing and space

for automatic washing machine, plumbing and space for tumble dryer, floor to ceiling fitted storage cupboard, cupboard housing Vaillant gas fired boiler providing domestic hot water and central heating system, coved ceiling, tiled floor, heated towel rail/radiator, double glazed window with shutters.

**SHOWER ROOM**

tiled shower, drencher shower head, hand held rose and glazed screen, low level w.c., wash hand basin with mixer tap, fitted electric sauna, storage cabinets and shelving, heated towel rail/radiator, extractor fan, coved ceiling, double glazed window with shutter.

**PRINCIPAL BEDROOM SUITE**

A most impressive bedroom with full height vaulted ceiling with moulded panelling, marble tiled floor with underfloor heating, pillars, double glazed sash windows and doors overlooking the garden with shutters.

**DRESSING ROOM**

marble tiled floor with underfloor heating, range of fitted wardrobe cupboards, ceiling with inset downlighters, access to loft, double glazed window with shutters.

**ENSUITE BATHROOM**

with large walk-in shower with tiled walls, glazed screen, and marble shower tray, freestanding stone bath with wall mounted mixer and hand held rose, stone wash hand basin on marble plinth with storage drawers below, vaulted ceiling with moulded panelling, marble floor with underfloor heating, heated towel rail/radiator, double glazed sash window with shutters.

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

coved ceiling, access to loft space, covered radiator, airing cupboard housing insulated hot water tank, arch shaped windows.

**BEDROOM 2**

moulded corncicing, double panelled radiator, air conditioning, walk-in wardrobe with shelving, hanging rail and lighting.

**DRESSING ROOM**

with radiator, moulded corncicing, double glazed windows to the front.

**ENSUITE SHOWER ROOM**

tiled walls and floor, shower with hand held rose, glazed doors, dual flush w.c., wash hand basin with mixer tap, storage cupboard below, tiled floor, heated towel rail/radiator, coved ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side.

**BEDROOM 3**

with coved ceiling, radiator, double glazed window to the front.

**ENSUITE TOILET**

dual flush w.c., wash hand basin, storage cupboard below, timber panelling, tiled floor, heated towel rail/radiator, coved ceiling, double glazed and frosted window.

**BEDROOM 4**

with air conditioning, fitted wardrobe, double panelled radiator, double glazed windows to the side and rear.

**BEDROOM 5**

with fitted double wardrobe cupboard, radiator, double glazed windows to the rear with shutters.

**BEDROOM 6**

coved ceiling, fitted wardrobe cupboards, double panelled radiator, double glazed windows to the side and rear.

**FAMILY BATHROOM**

fitted with white four piece suite comprising shower cubicle with drencher shower head and hand held rose, glazed shower screen, freestanding bath with mixer tap and hand held rose, dual flush w.c., pedestal wash hand basin, tiling to part walls and floor, double panelled radiator, coved ceiling with inset downlighters, extractor fan, double glazed and frosted window to the side with shutters.

**DETACHED GARAGE/ANNEXE**

Double garage with double width up and over door to the front, power and light connected, storage cupboards, double glazed window to the rear. Personal door to the rear with access door to outside and staircase rising to:

**STUDIO/ANNEXE**

vaulted ceiling with a range of inset downlighters, electric heating, double glazed windows to the front and rear.

**FITTED KITCHEN**

with rolltop working surfaces with inset single bowl sink unit with mixer tap, range of fitted storage cupboards and drawers, fitted oven, hob with extractor fan, fitted and concealed refrigerator.

**ENSUITE SHOWER ROOM**


tiled shower cubicle, low level dual flush w.c., wall hung wash hand basin, tiling to splashbacks, tiled floor, heated towel rail/radiator, ceiling with downlighters, extractor fan.

**OUTSIDE**

The property is accessed off Catleys Walk with remote control and electric wrought iron gate with brick pillars leading to a large gravelled parking area with paved pathway and entrance. Side garden with twin gated access principally laid to lawn with rosebeds, mature shrubs and access to potting shed and storage shed with brick elevations underneath a pitched tiled roof with power and light, compost bins. DETACHED STUDIO with brick weatherboarded elevations underneath a felt tiled pitched roof, ceiling with inset downlighters, mirrors, double glazed windows, double glazed Velux rooflight, (currently used as a home gym).

Enclosed rear garden with extensive paved patio area, mature trees, seating areas, principally laid to lawn, well stocked flowering and shrub beds. Further side garden again laid to lawn with flowering and shrub beds, further paved garden with water feature, outside tap, access to studio annexe, ideal for al fresco dining.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £2,000,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire District Council



**Approximate Gross Internal Area 4512 sq ft - 419 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 3049 sq ft – 283 sq m

First Floor Area 1463 sq ft – 136 sq m

Garage Ground Floor Area 370 sq ft – 34 sq m

Garage First Floor Area 370 sq ft – 34 sq m

Outbuilding Area 351 sq ft – 33 sq m



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.



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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.