



Fen Lane

Sawtry

BROWN & CO

Key Features

- Available to view now!
- Viewings strictly by appointment only
- Select development of five quality homes in a sought-after village setting
- High-specification finishes with modern layouts throughout
- Attractive position within a well-regarded village
- Excellent road links to Huntingdon, Peterborough and the A1(M)
- Close to village amenities and well-rated local schooling
- Ideal blend of modern living and semi-rural lifestyle

Introduction

Brown&Co are pleased to bring forward this select development of five individually crafted homes, comprising three spacious detached new builds and two beautifully converted semi-detached properties. Set back from Fen Lane and framed by established trees and soft landscaping, the scheme has been designed to blend naturally with its surroundings, creating a sense of privacy and seclusion. Beautifully positioned and thoughtfully arranged, this development offers a well planned choice of high quality homes within a desirable and well connected village setting offering excellent access to Huntingdon, Peterborough and the A1(M).

Prices from £340,000

Pricing

Plot	Sq Ft	Price
1	1,276	£475,000
2	1,305	£490,000
3	1,511	£550,000
4	978	£340,000
5	978	£340,000

General Specification (subject to change without notice, see agents note)

Location

Sawtry is a well connected Cambridgeshire village offering a balance of rural living and excellent transport links. Situated approximately 10 miles north of Huntingdon and 15 miles south of Peterborough, it benefits from swift access to the A1(M), making regional and national travel particularly convenient. Cambridge lies around 30 miles away by road (approximately 30–33 minutes) via the A1(M) and A14, providing a straightforward route into the city. Rail travel is easily accessible from nearby Huntingdon and Peterborough stations. Huntingdon station offers fast, frequent services to London King’s Cross in under an hour. Peterborough provides additional routes across the East Coast Main Line, ensuring comprehensive connectivity for commuters. Everyday amenities are well provided for within the village, including local shops, pubs, community facilities and regular bus services. Larger retail, healthcare and leisure amenities can be found in Huntingdon and Peterborough, both within a short drive. Education is a strong feature of the area. Sawtry Infants’ School, Sawtry Junior Academy and Sawtry Village Academy are all located within the village and are rated ‘Good’ by Ofsted, offering convenient access for families. A broader selection of well-regarded primary schools sits in nearby villages such as Holme, Great Gidding, Alconbury and Stilton. Further independent schooling options are easily accessible in Cambridge and the wider region, including The Perse School, Stephen Perse Foundation, St Andrew’s College Cambridge, and Kimbolton School.

The Developer - Seako Homes

Seako Homes is a family run development company with a reputation for building exceptional homes across Cambridge, London, and surrounding areas. With a commitment to quality craftsmanship and customer satisfaction, each home is thoughtfully designed and built to the highest standards. As proud members of the Federation of Master Builders, Seako Homes upholds the finest traditions of construction excellence. Their hands-on approach ensures every detail is considered, delivering homes that blend sophisticated style with modern functionality.



Plot 1

Approximate Gross Internal Area:
Ground Floor = 826 sq ft / 77 sq m
First Floor = 450 sq ft / 42 sq m
Total = 1276 sq ft / 119 sq m

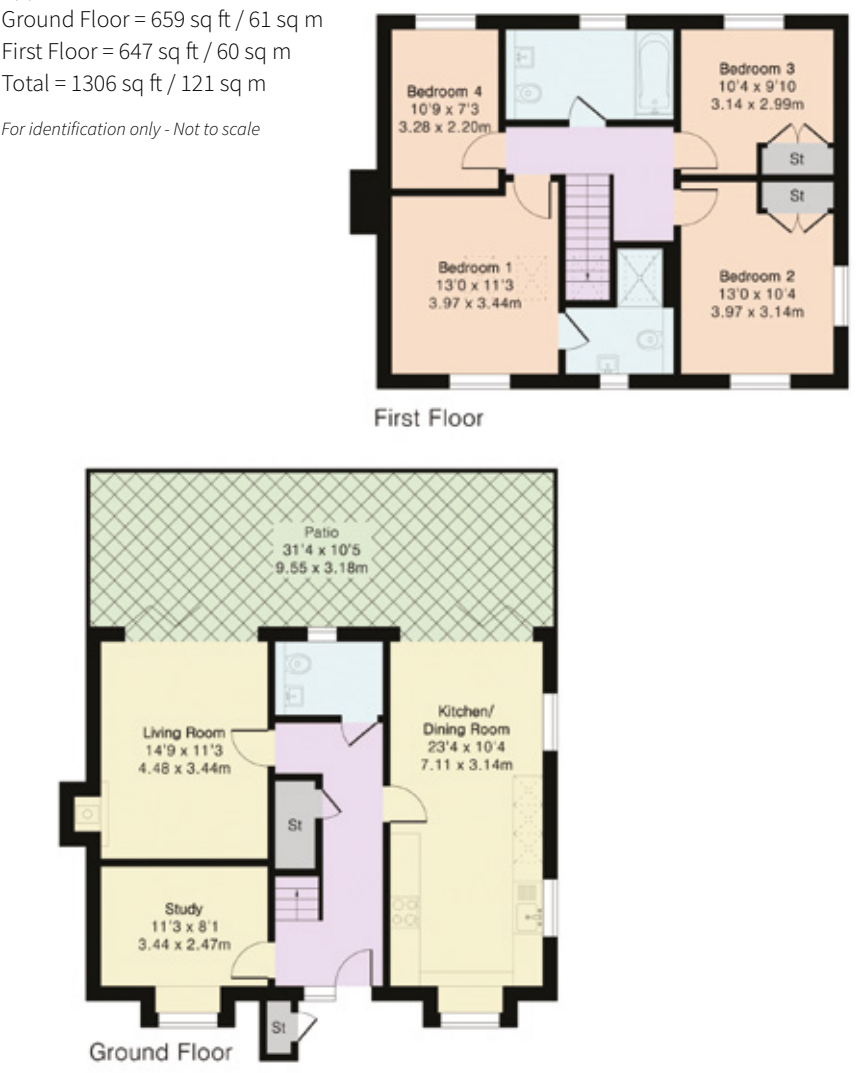
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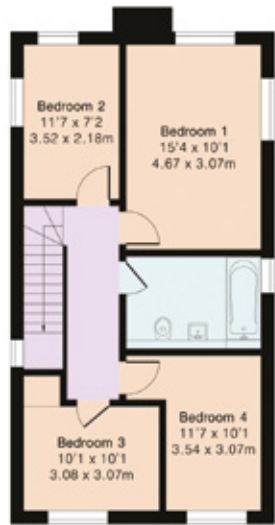


Plot 2

Approximate Gross Internal Area:
Ground Floor = 659 sq ft / 61 sq m
First Floor = 647 sq ft / 60 sq m
Total = 1306 sq ft / 121 sq m

For identification only - Not to scale





First Floor



Ground Floor

Plot 3

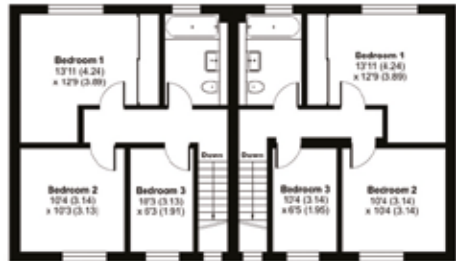
Approximate Gross Internal Area:
Ground Floor = 971 sq ft / 90 sq m
First Floor = 540 sq ft / 50 sq m
Total = 1511 sq ft / 140 sq m

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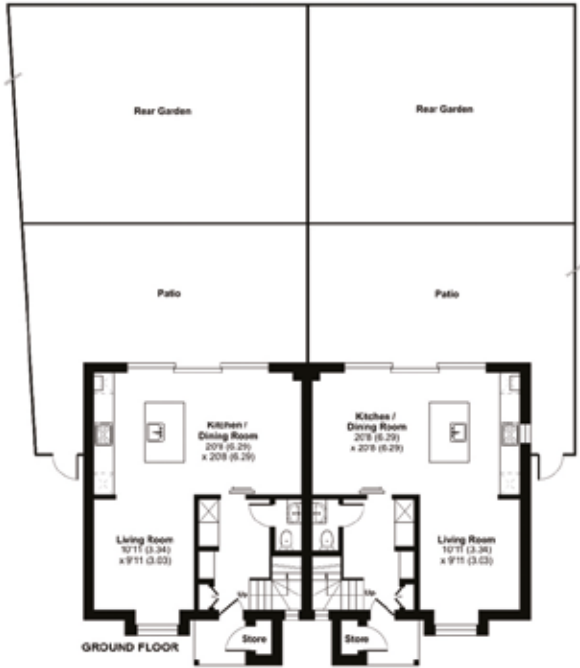
Plots 4 & 5

Approximate Gross Internal Area = 978 sq ft / 90.8 sq m (exc. store)
Total = 1956 sq ft / 181.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Contemporary Homes Designed for Modern Living

INTERIOR FEATURES

- Gas heating with underfloor heating on the ground floor and radiators on the first floor
- Bespoke kitchens featuring premium integrated appliances
- High specification fitted bathrooms and en-suites with stylish tiling schemes
- 10-year structural warranty provided by BuildZone for complete peace of mind

EXTERIOR FEATURES

- Landscaped front gardens creating a welcoming first impression
- Private, enclosed South West-facing rear gardens with patio and turfed lawn
- High-performance, A-rated windows for energy efficiency
- Contemporary composite front doors with sleek design
- Slabbed patio areas to the front and rear
- Dedicated off-road parking for two vehicles



PLOT 5 REAR

Agents Note

Seako Homes offer a programme of continuous improvement and specifications are offered as a guide only. Internal and external design and finish, including fixtures and fittings are subject to change without prior notice to the agent and interested parties are advised to check at the time of viewing.

Health & Safety

The properties, whilst under construction, are on a working building site and under no circumstances are interested parties to visit the site without an appointment, entry will be refused. Any unattended access is strictly forbidden. Viewers should be careful and vigilant whilst on the property, suitable footwear should be worn when viewing. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

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CC6a Clifton Court
Clifton Road
Cambridge
Cambridgeshire CB1 7BN

01223 659053

alice.masterson@brown-co.com

brown-co.com