



1 Mill Lane, Sawston, Cambridge, CB22 3HY
Guide Price £435,000 Freehold



rah.co.uk
01223 800860

AN INDIVIDUAL DETACHED SINGLE STOREY RESIDENCE, EXTENDED AND WELL PRESENTED WITH OFF ROAD PARKING, GARAGE, ENCLOSED GARDEN AND ENJOYING A CENTRE OF VILLAGE LOCATION.

- 2 bed detached bungalow
- Well equipped kitchen plus utility room
- Built in the 1970s
- Off road parking and garage
- Chain free
- 2 reception rooms
- 1125 sqft/105 sqm
- Gas fired central heating
- EPC-D / 68
- Council tax band-E

The property enjoys a fine, non-estate position, just a short walk from the thriving village centre. Over the years the property has been extended and much improved, offering deceptively spacious and extremely well-planned accommodation.

The accommodation comprises a generous and welcoming reception hall, off of which are two bedrooms, both with fitted wardrobe cupboards and a generous shower room. The sitting room is a large family space with feature fireplace and this room opens to the garden room which has a mono-pitched roof incorporating two sky lights and French doors out to the garden. There is wood effect flooring in both rooms. The kitchen is fitted with attractive modern cabinetry, ample fitted working surfaces with inset single sink unit with drainer, four ring gas hob, oven, extractor, integrated under-counter fridge and dishwasher., plus a wall mounted gas fired central heating boiler. Just off is a handy utility room with door to the garden and space for the usual white goods.

Outside, there is a lawned front garden enclosed by walling and a block paved driveway providing off road parking for two to three cars and leading to the garage with double doors, power and light connected. The rear garden is laid mainly to lawn with flower and shrub borders, paved patio, enclosed by fencing and screened by mature trees and hedging. All enjoys good levels of privacy.

Location

Sawston is one of South Cambridgeshire's largest communities and offers a first class range of amenities including a village supermarket, shops, bank, chemist, GP surgery and professional facilities. There is ready access to the neighbouring science and business parks, and to Addenbrooke's Hospital and the Biomedical Campus. There are two primary schools, the Sawston Child Care Nursery School, and the highly-rated Sawston Village College (Sunday Times State 11-16 Secondary School of the Year 2025). Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 1.5 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City centre.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-E

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

