



38 Cambridge Road

Sawston
CB22 3DG

Guide Price
£975,000



BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

VERY HIGH SPECIFICATION

OPEN PLAN LIVING

**VERSATILE AND ADAPTABLE
ACCOMMODATION**

ELEVATOR

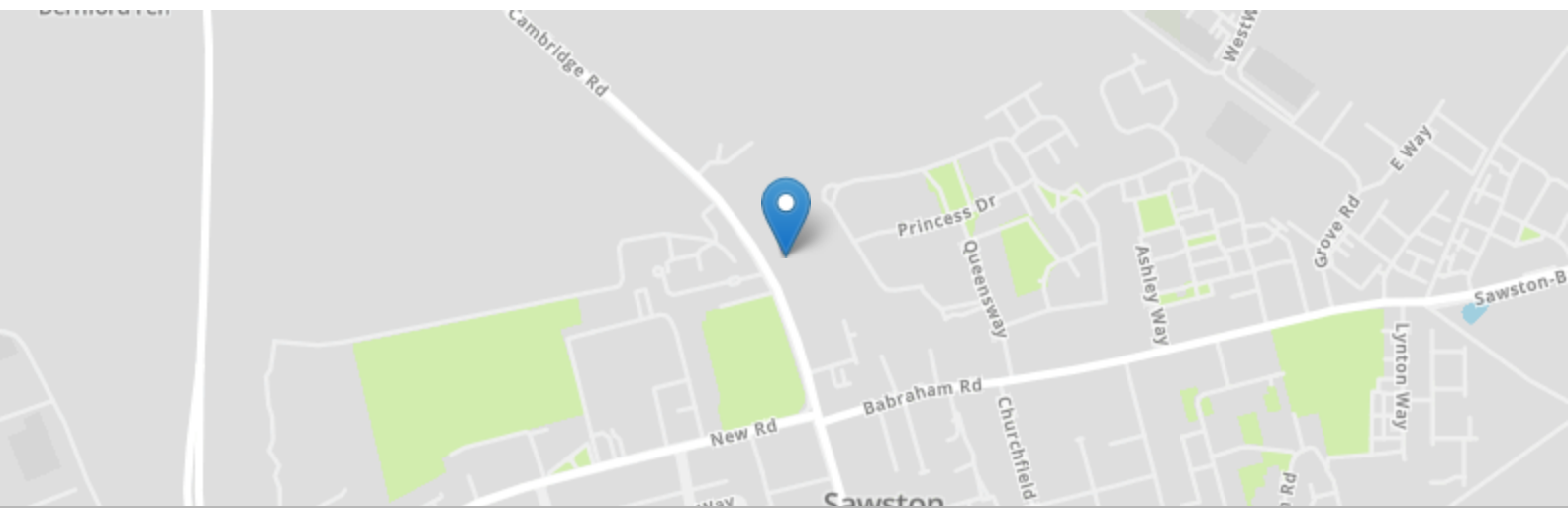
GYM / THERAPY ROOM

SPORTS COURT

EPC C / 75

APPROACHING 1/3 ACRE

SQ FT - 2680.6



Located on the Northern edge, of the thriving village of Sawston, is this established, family residence, which is set on a generous mature plot, approaching one third of an acre. The village of Sawston is located on the Southern side of Cambridge, providing excellent access to the City and Addenbrookes Hospital. As soon as you enter the property you appreciate that this is something very special, the property has been carefully designed with practicality for family life and disability needs in mind, to work side by side, by well renown and respected architects Adaption Design Ltd, the property layout has been designed to provide the option to be transformed for further additional needs or to become a four or five bedroom home with internal alterations. The key thought behind the design stage, was practicality and functionality with every attention to details carefully planed to ensure the whole property is assessable to the whole family.

Your attention is drawn directly to the rear of the property, with its open plan kitchen / dining and snug area, which straight away, you can tell is the hub of this much loved family home, Bi-folding doors provide easy access to the established grounds and accessibility is a number one priority to ensure the garden is fully accessible to the whole family. To the rear of the garden you would find a practical and inspiring Gym / therapy room. Further benefits of the garden include a ornamental pond with viewing platform to provide a relaxing moment, then onto the sports court , for your daily work out, which is located at the end of the garden.







ENTRANCE HALLWAY

A welcoming entrance hallway, with solid Oak staircase rising to first floor accommodation, porcelain tiled flooring, flows through the ground floor with underfloor heating, cloaks cupboard.

LOUNGE

4.662m x 3.608m (15' 4" x 11' 10")

Light floods through via the double-glazed bay window to front aspect, downlights, porcelain tiled flooring with underfloor heating.

CLOAKROOM

Two piece white cloakroom suite comprising low level w/c and wash hand basin, heated towel rail.

KITCHEN

6.858m x 2.95m (22' 6" x 9' 8")

Benefiting from being of open plan design and leading into the dining / snug area, creating an ideal family open living space. Light flows through via the Bi-folding doors leading to the garden and the Velux window to rear aspect, range of high level and low level fitted units incorporating breakfast bar / entertaining space, integral appliances including double oven, hob with extractor, dish washer, single sink drainer with hot kettle tap, downlights, part tiled walls, porcelain tiles with underfloor heating.

DINING ROOM / SNUG

7.127m x 3.626m (23' 5" x 11' 11")

A versatile room which provides access to the rear garden via the bi-folding doors, further light provided by the Velux window, downlights, porcelain flooring with underfloor heating.

FAMILY ROOM / BEDROOM FOUR

6.518m x 3.39m (21' 5" x 11' 1")

A versatile room which has had many uses over the recent years, currently being used as a family room, however has been designed to be future proof with modifications. Access to garden via the bi-folding doors, further window to rear aspect, downlights, underfloor heating.

UTILITY ROOM

Double-glazed door to side aspect, range of base units with inset sink, plumbing for washing machine, purpose built bespoke glass fronted elevator, porcelain flooring with underfloor heating, door to garage / store.

LANDING

Loft access, radiator, wooden flooring, doors leading to.

MASTER SUITE

7.528m x 2.840m x 6.044m > 3.321m (24' 8" > 9' 4" x 19' 10" > 10' 11")

A stunning master suite benefiting from a generous wet room, having been design to accommodate wheelchair access all round. Two double-glazed windows to front aspect, dressing area with wardrobes with shelving, hanging and storage space, three radiators, wooden flooring, Elevator entrance.

WET ROOM

3.070m x 3.025m (10' 1" x 9' 11")

A well-appointed wet room which is fully tiled, double wash hand basin inset in vanity unit, low level w/c, wall mounted shower, downlights, heated towel rail, double-glazed window to rear aspect.

GUEST BEDROOM

4.661m x 3.614m (15' 4" x 11' 10")

A spacious guest bedroom with double-glazed window to front aspect, downlights, wooden flooring, radiator.

BEDROOM THREE

3.634m x 3.633m (11' 11" x 11' 11")

A further double bedroom with double-glazed window to rear aspect, downlights, wooden flooring, radiator.

FAMILY BATHROOM

Two double-glazed window to rear aspect, well-appointed four piece bathroom suite comprising low level w/c, double wash hand basin inset in vanity unit, bath with shower taps over, shower cubicle, downlights, part tiled walls, tiled flooring, heated towel rail.

GYM / THERAPY ROOM

7.72m x 3.742m (25' 4" x 12' 3")

Of timber framed construction, French doors providing access to garden, power and light, internet provided by hard wired armoured cable. Currently being used as a Gym / Therapy Room, however offer great potential as an office or even an annexe.

GROUNDS

Your approach the property by a block paved drive providing ample parking and access to garage / cycle store, side gate leading to garden. Straight away you are inspired by the garden with its practical walkways and stunning mature garden with an abundance of colour provided by the mature plants and shrubs, leading from the rear of the property is a generous terrace seating area, which leads onto the tranquil ornamental pond with viewing platform. Further area which is majority laid to lawn leads to the hot tub / spa space which is secluded by the timber framed canopy and has been designed with access via steps or level wheelchair transfer. To the rear of the garden is a purpose built gym / therapy room with French doors leading to garden making this an ideal inside / outside space. At the end of the garden is a purpose build sports court which is marked out for a number of family activities to include tennis, basketball and football to name a few.

GARAGE / CYCLE STORE

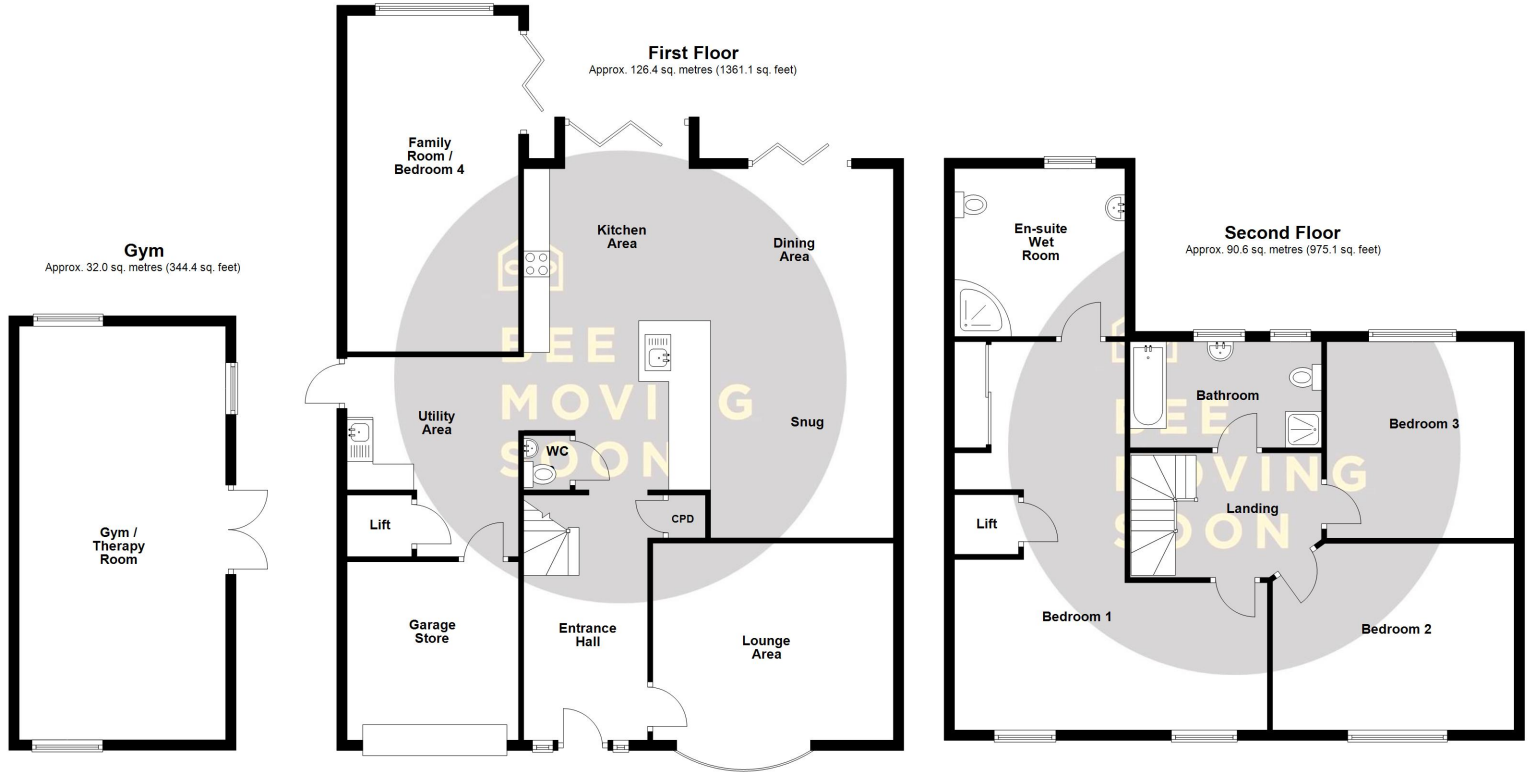
3.413m x 3.237m (11' 2" x 10' 7")

Up and over door, power and light, wall mounted boiler, convenience door to utility room.

SAWSTON

Sawston is one of South Cambridgeshire's most highly requested villages, which is popular with families and commuters alike with excellent local shops, schools, restaurants and is near to Whittlesford railway station with links into London & Cambridge. The nearby City of Cambridge is world renowned for its excellent schools and universities and has not just become known for its incredible academic achievements but also for its bio technology and high-tech facilities over the years. Sawston provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute just to name a few.

FLOORPLAN



Total area: approx. 249.0 sq. metres (2680.6 sq. feet)

Floor plan to be used for guidance only.
Plan produced using PlanUp.





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