



146 High Street


Sawston
CB22 3HJ

Offers in Excess of
£1,250,000

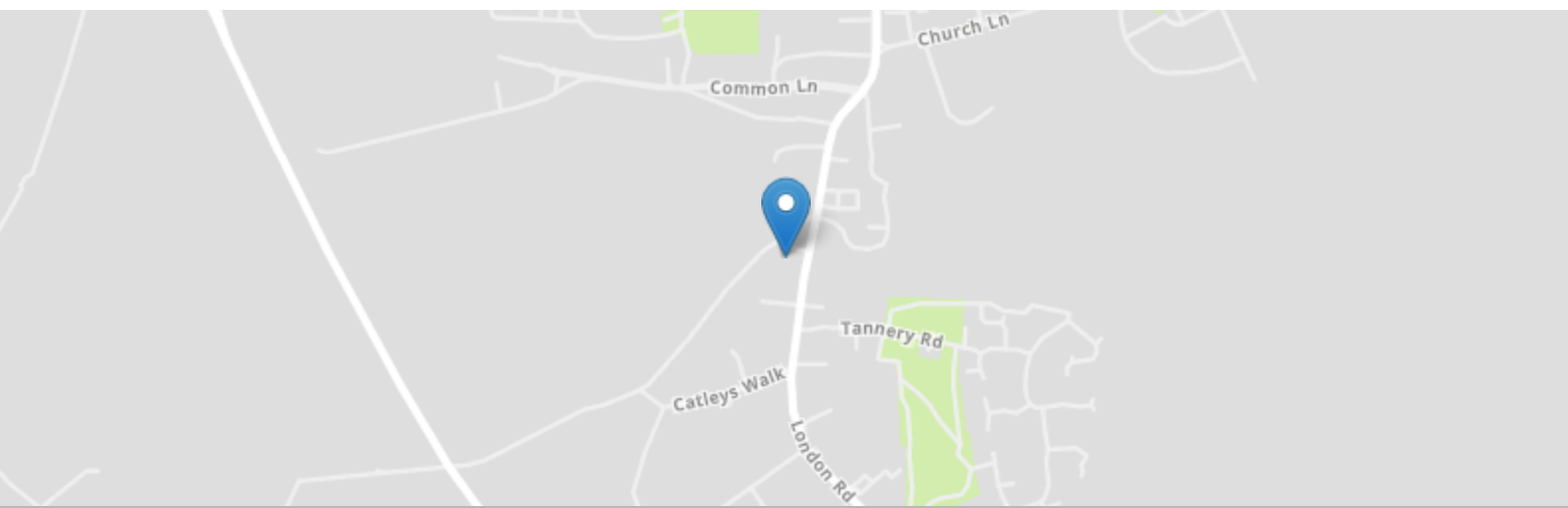


BEE MOVING SOON



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

OVER 2850 SQ FT
FURTHER EXTENSION POTENTIAL (STPP)
APPROACHING 3/4 OF AN ACRE
HIGH SPECIFICATION
UNRIVALLED LOCATION
WHITTLESFORD RAILWAY STATION
0.7 MILES AWAY
EPC - D / 55
COUNCIL TAX BAND - G



Bee Moving Soon Prestige Homes, are delighted to bring to the market, this substantial bespoke family residence, which occupies a secluded mature plot, within the heart of this thriving and highly regarded village, accommodation is tastefully arranged over two floors and is in excess of 2850 sq ft. The property sits comfortably, within its generous mature grounds and offers scope for further extensions (stpp). As soon as you enter the property via its private gates, you know straight away you have arrived at something very special, with its flowing driveway and mature grounds. A wide variety of mature fruit trees remain at the property, as this area of the High street would have originally been the Orchard for one the villages most historic buildings.

The dwelling benefits from many of its rooms providing views to the rear, South West aspect. Your attention is drawn directly to the main reception room, with light flooding through via the bi-folding doors which lead onto the summer terrace, providing stunning views of the mature rear garden, which is in excess of 150ft x 120ft. In Bee Moving Soon Directors opinion, this is one of the most stunning properties in the village and offers potential (stpp) to add to this already spacious and established bespoke family home, somewhere anyone would be proud to call home, viewing is a must to fully appreciate all the property has to offer.







RECEPTION HALLWAY

Oak front door opens to a welcoming reception area with light flowing through via the full length windows to the front, stairs leading to first floor accommodation, generous cloaks cupboard with shelving and storage space, radiator, solid wood flooring flowing through to ground floor accommodation.

SHOWER ROOM

A well-appointed and modern three piece shower suite, inset in range of bathroom furniture, suite comprises low level w/c, wash hand basin, shower cubicle with Aqualisa shower, downlights, tiled walls and flooring, heated towel rail.

LOUNGE

7.58m x 7.28m (24' 10" x 23' 11")

Straight away your attention is drawn to the rear of the room, with its full width bi-folding doors allowing the light to flood through the room and providing stunning views over the mature grounds, further double-glazed windows to side aspect, exposed ceiling beams, feature fireplace with inset log burner; two radiators.

DINING ROOM

7.59m x 4.13m (24' 11" x 13' 7")

A stunning and versatile room, with two double-glazed windows to front aspect and further double-glazed window to side aspect, exposed wall beams, downlights, porcelain tiled flooring, two radiators.

PLAYROOM

3.13m x 1.82m (10' 3" x 6' 0")

Double-glazed window to rear aspect providing stunning views of the mature garden, fitted range of storage and shelving units, radiator.

STUDY

4.42m x 2.36m (14' 6" x 7' 9")

A versatile room which has had many uses including a home gym, currently used as a work from home space with double-glazed windows to front and side aspects, radiator.

KITCHEN / BREAKFAST / ENTERTAINING BAR AREA

5.78m x 3.94m (19' 0" x 12' 11")

A full fitted bespoke kitchen with light provided by two double-glazed windows to front aspect with an initial entertaining / breakfast bar area which has a range of fitted high and low level units incorporating single bowl sink, fridge, dishwasher, breakfast bar area, downlighting, porcelain tiled flooring leading through to kitchen area. Kitchen area range of fitted high and low level bespoke units including carousel units incorporating fitted appliances including dishwasher, microwave, extractor hood, single sink drainer with mixer taps, downlights, tiled flooring, door leading to utility room.

UTILITY ROOM

4.43m x 4.07m (14' 6" x 13' 4")

A versatile and practical utility space, two double-glazed windows to side aspect, range of fitted wall and base units, single sink drainer with mixer taps, plumbing for washing machine, plumbing for dishwasher, downlights, door providing access to BBQ area, porcelain tiled flooring, radiator.

GROUND FLOOR SHOWER ROOM

Three piece shower suite comprising low level w/c, wash hand basin, shower cubicle with Aqualisa shower; obscure double-glazed window to rear aspect, downlights, tiled flooring, radiator.

BEDROOM FOUR

3.7m x 2.74m (12' 2" x 9' 0")

Located on the ground floor providing views of the mature grounds, a versatile and good sized room with two double-glazed windows, radiator.

BEDROOM FIVE

3.2m x 2.72m (10' 6" x 8' 11")

A further double bedroom located on the ground floor; with double-glazed window to side aspect, radiator.

LANDING

Benefiting from eves storage, double-glazed window to side aspect, radiator; doors leading to.

PRINCIPLE BEDROOM

4.74m x 3.69m (15' 7" x 12' 1")

A stunning principle room with double-glazed windows to rear aspect, providing elevated views over the mature rear garden, benefitting from En-suite facilities and walk in wardrobe, radiator; door to En-suite.

EN-SUITE

A well-appointed shower suite comprising low level w/c, one and half bowl sink with vanity unit under; walk in shower cubicle with Aqualisa shower; downlights, heated towel rail, double-glazed window to rear aspect, tiled walls and flooring.

GUEST BEDROOM

3.4m x 3.4m (11' 2" x 11' 2")

A generous guest bedroom which benefits from En-suite facilities, double-glazed window to front aspect providing elevated views over the Orchard, walk in wardrobe, radiator; door to guest En-suite.

GUEST EN-SUITE

Double-glazed window to side aspect, a well appointed fitted shower suite inset in bathroom furniture comprising of low level w/c, wash hand basin, walk in shower with Aqualisa shower; heated towel rail, tiled walls and flooring.

BEDROOM THREE

4.41m x 3.44m (14' 6" x 11' 3")

A further spacious double bedroom with double-glazed window to front aspect, loft access, single wardrobe with shelving, hanging and storage space, radiator.

BATHROOM

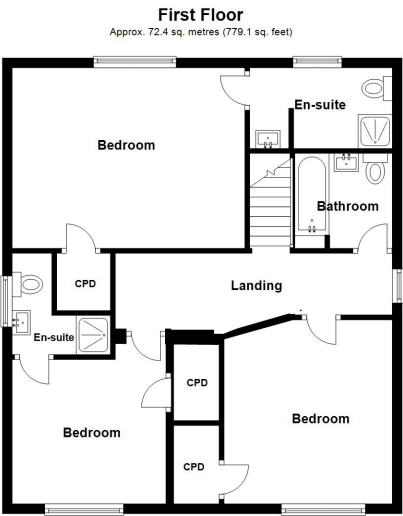
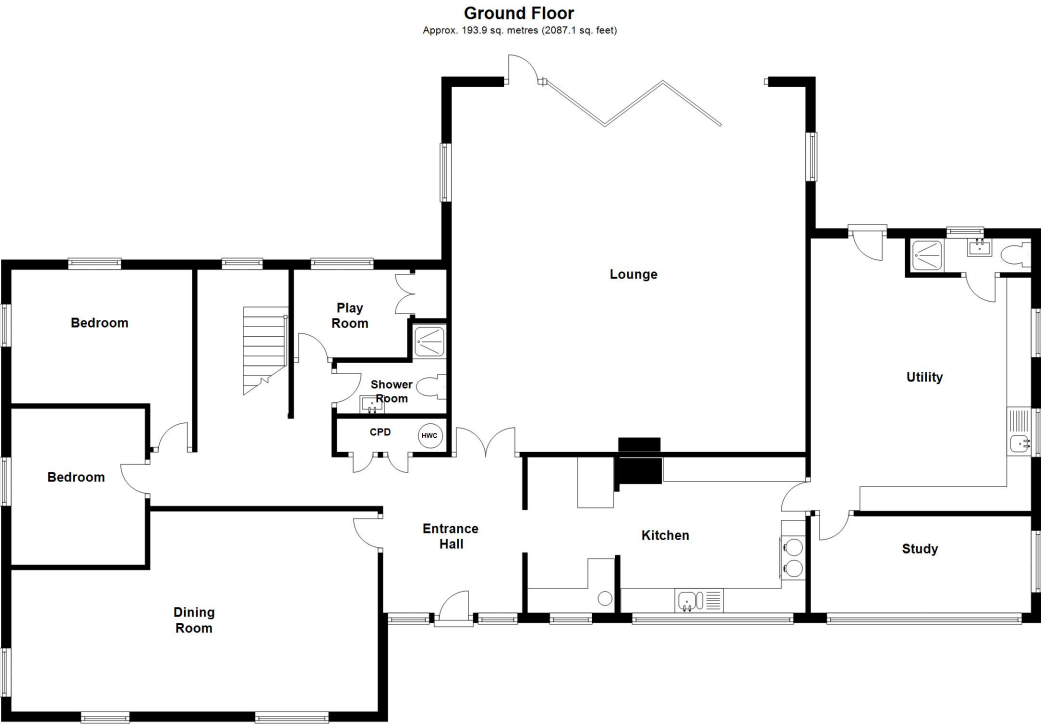
A well appointed bathroom suite fitted in a range of bathroom furniture, suite comprises of low level w/c, wash hand basin, bath with Aqualisa shower over; storage cupboard, heated towel rail, downlights, tiled walls and flooring.

THE GROUNDS

The front of the property is fronted by a listed red brick wall with a five bar gate providing access to the generous gravel drive and parking area to the front. To the side, the garden is mainly laid to lawn and was previously part of the orchard of the neighbouring property and features a number of mature fruit trees, plants and shrubs with a side access gate to the rear.

The Rear of the property is a truly superb garden which, in the Directors view, is one of the best gardens within the village and benefiting from being in excess of 150ft and features a wide range of mature fruit trees remaining from the original orchard. As you enter the garden you are greeted by the spacious summer terrace where the owners have spent many enjoyable evenings entertaining friends, neighbours and family. This then leads you onto the BBQ entertaining space with wooden canopy and access to the utility room. The rear garden is majority laid to lawn with well stocked borders with a wide variety of mature plants, trees and shrubs. It's simply one of those gardens that takes your breath away and is great for any growing family.

FLOORPLAN



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





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