



Hammonds Road

Sawston
CB22 3BH

Offers in Excess of
£1,200,000



BEE MOVING SOON



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	90
(69-80) C		
(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	

MAINLINE RAILWAY STATION 1.4 MILES AWAY

NO ONWARD CHAIN

TRIPLE ASPECT KITCHEN / DINING / FAMILY SPACE

WELCOME LOBBY

ESTABLISHED & SECLUDED GENEROUS PLOT

PLAY ROOM / HOME OFFICE

DOVECOTE (PLANNING POTENTIAL STPP)

VERSATILE ACCOMMODATION IN EXCESS OF 2700 SQ FT

COUNCIL TAX BAND - G

EPC - B / 86



Bee Moving Soon Prestige Homes, are delighted to bring to the market, this Truly superb, bespoke family home, an unrivalled location, within the heart of this thriving village, on the Southern side of the city of Cambridge. The residence provides bright and spacious accommodation in excess of 2700 sq ft, which is tastefully arranged over two floors, with attention to detail and practicality in mind, to ensure this stunning family homes, makes the most of its secluded setting and providing a light, modern way of living, yet welcoming the outside in. Your attention is drawn directly to the hub of this family home in the Kitchen / dining and family space, light floods through on triple aspects and you can tell straight away this is a very special property, its simply one of those homes, many people aspire to own, stunning bespoke homes like this, are rarely available. The property is sold with the benefit of no onward chain.

The property is of traditional brick construction and accommodation comprises, Entrance Hallway, Cloakroom, Welcoming Lobby, Kitchen / Dining / Family space, Play Room, Sitting Room, Utility Room, Master Bedroom En-suite, guest bedroom En-suite, family bathroom, Bedroom three and four with Jack & Jill bathroom, bedroom five, established grounds and dovecote.

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.







ENTRANCE HALLWAY

Full length windows and entrance door; porcelain tiled flooring, radiator; doors leading to.

WELCOME LOBBY

5.22m x 2.89m (17' 2" x 9' 6")

An extremely light and versatile space, with full length windows and door; providing access and views to the enclosed garden, stairs rising to first floor accommodation, twin storage cupboard, porcelain tiled flooring.

CLOAKROOM

Obscure window to side aspect, two piece cloakroom suite, inset in bathroom furniture, suite comprising low level w/c and wash hand basin, tiled flooring.

SITTING ROOM

5.74m x 3.62m (18' 10" x 11' 11")

As soon you enter this room, you feel relaxed straight away, lights floods through via French doors to twin aspects and windows to rear aspect providing stunning views over the mature grounds and trees, feature wood burner; two radiators.

PLAY ROOM / STUDY

4.228m x 3.174m (13' 10" x 10' 5")

An extremely versatile room, which has had many uses over the recent years, including a home office, formal dining room and play room, benefiting from bespoke, fitted office furniture, window to front aspect, French doors to side aspect, radiator.

KITCHEN / DINING / FAMILY ROOM

9.57m x 4.9m (31' 5" x 16' 1")

As soon as you enter this room, you can tell straight away, this is the hub, of this much loved family home, benefiting from being of triple aspect, allowing the light to flood through via the windows and French doors. The well-appointed kitchen, leads into the dining / family space, range of wall and base mounted units, incorporating entertaining / breakfast bar; glass display units, mood lighting, fitted appliances include Leisure Range with five ring gas hob, griddle plate, double oven, extractor hood, dishwasher; Blanco one and half bowl sink with Quooker tap. Porcelain flooring flows through the room into dining / family space, radiators.

UTILITY ROOM

4.2m x 1.889m (13' 9" x 6' 2")

Range of wall and base mounted units with inset single sink drainer with mixer taps, wall mounted boiler; double storage cupboards, door to side aspect, radiator.

LANDING

Full length windows flowing seamlessly and providing views over the mature garden, two Velux windows to side aspects, generous airing cupboard with shelving and storage space.

MASTER SUITE

4.95m x 4.6m (16' 3" x 15' 1")

Benefiting from Air con, En-suite facilities, and of being of dual aspect with windows to side aspects, dressing area with triple, double fitted wardrobes with shelving, hanging and storage space, two radiators, door to En-suite.

MASTER EN-SUITE

Three piece shower suite comprising low level w/c, wash hand basin inset in vanity unit, walk in shower; heated towel rail, obscure window to side aspect, tiled flooring.

GUEST BEDROOM

4.35m x 3.77m (14' 3" x 12' 4")

A welcoming guest bedroom which benefits from Air con, En-suite and from being of dual aspect, with windows to front and side aspects, bank of bespoke bedroom furniture with shelving, hanging and storage space, radiator; door to En-suite.

GUEST EN-SUITE

Three piece shower suite, inset in a range of bathroom furniture, suite comprising low level w/c, wash hand basin, walk in shower; heated towel rail, obscure window to front aspect, radiator.

BEDROOM THREE

4.93m x 2.98m (16' 2" x 9' 9")

A generous bedroom which benefits from Air con and bespoke bedroom furniture, with storage, shelving and hanging space, windows to front and rear aspects, radiator; Jack & Jill Bathroom facilities.

JACK & JILL SHOWER ROOM

Facilitating bedrooms three and five, three piece shower suite comprising walk in shower; low level w/c, wash hand basin, heated towel rail.

BEDROOM FOUR

3.87m x 3.0m (12' 8" x 9' 10")

A further double bedroom with window to front aspect, loft access, radiator.

BEDROOM FIVE

3.8m x 2.05m (12' 6" x 6' 9")

Benefiting from Jack & Jill shower room shared with bedroom three, window to front aspect, double wardrobe with shelving, hanging and storage space, radiator.

BATHROOM

Three piece bathroom suite arranged in bathroom furniture, suite comprising low level w/c, wash hand basin, bath with shower taps over; heated towel rail, tiled flooring.

THE GROUNDS

This stunning family residence is positioned in established and mature grounds, the owners have said, this is one of the things they will miss most about the property, they have spent many evening, entertaining neighbours, family and friends in the timber framed pavilion, watching the children grow and exploring the grounds. Entrance to the grounds is via the electric gates and entrance pathway. The grounds are separated into three main spaces, the initial parking, Dovecote and further storage shed area. The remained of the grounds has been landscaped to provide a stunning mature, wrapped round garden with established flower beds and a wide variety of tress and shrubs.

DOVECOTE

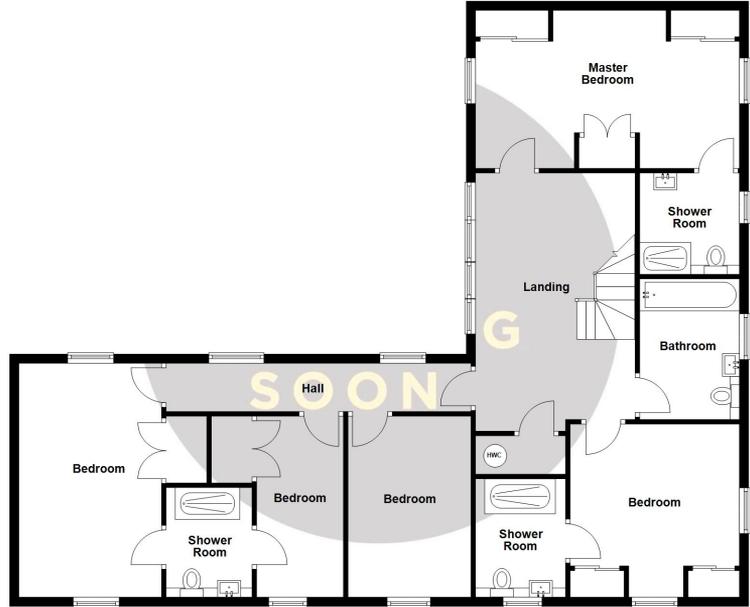
The property benefits from the added bonus o the Dovecote, which is a stunning feature itself, however offers excellent potential for accommodation or home office (stpp)

FLOORPLAN

Ground Floor



First Floor



Total area: approx. 251.2 sq. metres (2703.9 sq. feet)

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





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