



Meadowfield Road, Sawston, CB22 3HS

CHEFFINS

Meadowfield Road

Sawston,
CB22 3HS

3 1 2

Guide Price £500,000

- Well Presented Three Bedroom Detached Family Home
- Established Residential Position Within Sawston
- Two Reception Rooms Including A Dual Aspect Sitting Room
- Fitted Kitchen With Pantry Storage
- Ground Floor Cloakroom
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Integral Garage And Block Paved Driveway Providing Parking For Multiple Vehicles
- Lengthy And Exceptionally Private Rear Garden
- Excellent Access To Local Amenities, Schools And Transport Links

A well presented three bedroom detached family home occupying a generous plot with an exceptionally private rear garden, ample off road parking and an integral garage. Enjoying a highly desirable position within this established area of Sawston, the property offers bright and well proportioned accommodation throughout, including two reception rooms, a fitted kitchen with pantry, three good sized bedrooms and a modern family bathroom. Ideally suited to families, the property is conveniently located for the village's excellent range of amenities, highly regarded schools and transport links including the M11, A11 and Whittlesford Parkway Station.





LOCATION

Sawston is a large thriving village located approximately 7 miles south of Cambridge. The village itself has a range of local amenities including public houses/restaurants, church, shops and schooling facilities including Sawston Village College. For the commuter the village is well placed for major access routes such as the M11 and A11, with the nearest mainline train station being situated just 2 miles away in the village of Whittlesford.

STORM PORCH

Covered storm porch with panel glazed entrance door leading through into:

ENTRANCE HALL

Split staircase rising to first floor accommodation with understairs storage, radiator and panel doors leading into respective rooms, starting with:

CLOAKROOM

Comprising a two piece suite with low level WC with concealed dual flush, hand wash basin with hot and cold mixer tap with tiled splashback, wall mounted gas fired combination boiler providing heating and hot water for the property, wall mounted mirror, radiator, tiled flooring and double glazed window fitted with privacy glass to the side aspect.

SITTING ROOM

A dual aspect reception room featuring coved ceiling, wood effect flooring, electric fireplace, radiators, double glazed window to the front aspect and a set of double glazed French doors leading out onto the rear garden, with panel glazed doors leading into:

DINING ROOM

Wood effect flooring, coved ceiling, part wood panelled walls, radiator and double glazed window overlooking the rear garden.

KITCHEN

Comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with wood effect work surfaces incorporating an inset one and a quarter bowl sink with hot and cold mixer tap and drainer to side, integrated four ring electric hob with tiled splashback, extractor hood above and integrated double oven below, space and plumbing for a dishwasher, washing machine and American style fridge freezer, tiled flooring, coved ceiling, LED downlighters, radiator, pantry store and panel glazed door fitted with privacy glass leading to the side access.

FIRST FLOOR LANDING

Coved ceiling, loft access, radiator and panel doors leading into respective rooms, starting with:

PRINCIPAL BEDROOM

Built in wardrobes fitted with hanging rails and shelving, radiator and double glazed window overlooking the rear garden.

BEDROOM TWO

Radiator and double glazed window to the front aspect.

BEDROOM THREE

Radiator and double glazed window overlooking the rear garden.

FAMILY BATHROOM

Comprising a three piece suite consisting of a panel enclosed bath with separate hot and cold taps and wall mounted shower attachment, low level WC with concealed dual flush, hand wash basin with hot and cold mixer tap, tiled surround, tiled flooring, radiator, extractor fan, coved ceiling, shaving point and double glazed window fitted with privacy glass to the side aspect.

OUTSIDE

FRONT

The property is approached off Meadowfield Road via a dropped kerb leading onto a block paved driveway providing off road parking for multiple vehicles and access to the garage via an up and over door. The remainder of the front garden is principally laid to lawn with mature hedging providing a good degree of privacy from the road.

REAR GARDEN

The property benefits from a lengthy and exceptionally private rear garden, principally laid to lawn with a large paved patio area immediately adjoining the rear of the property. There is a raised pond feature, timber fencing and mature hedging to the boundaries, a further patio area positioned to the rear of the garden, a timber storage shed and paved pathways providing access to both sides of the property.



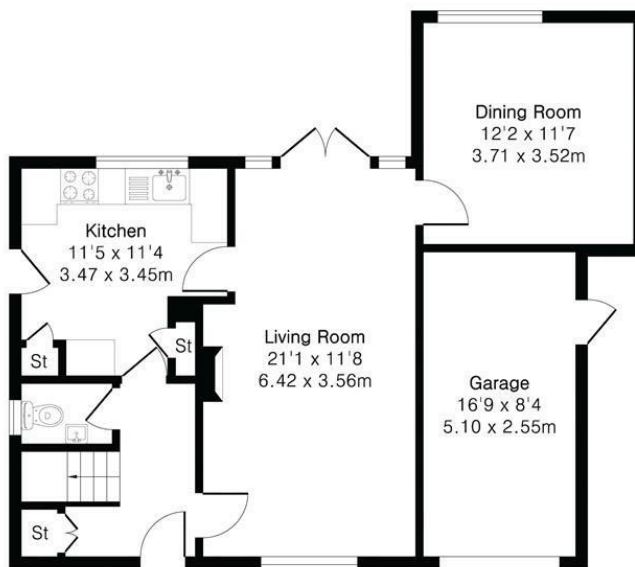


Approximate Gross Internal Area 1066 sq ft - 99 sq m (Excluding Garage)

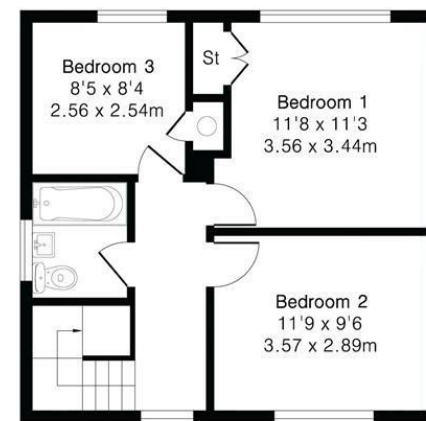
Ground Floor Area 604 sq ft – 56 sq m

First Floor Area 462 sq ft – 43 sq m

Garage Area 140 sq ft – 13 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	75
England & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Guide Price £500,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire District

Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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