



Skylark Way, Sawston, CB22 3GL

**CHEFFINS**



# Skylark Way

Sawston,  
CB22 3GL

- Detached Family Residence
- Four Double Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Utility Room
- Integral Garage
- Air Source Heat Pump
- NHBC Warranty

An excellent opportunity to acquire this substantial detached family home, recently built by Redrow. The property offers highly energy-efficient living with carefully chosen, high-specification finishes throughout, and benefits from the remainder of the NHBC warranty. It occupies an attractive and prominent position within this newly established development, enjoying excellent proximity to a wide range of local amenities.

4 3 2



**Guide Price £925,000**



## LOCATION

Skylark Way is part of an attractive and thoughtfully designed modern development on the edge of Sawston, one of South Cambridgeshire's most sought-after and best-served villages. Sawston offers a wealth of everyday amenities including supermarkets, independent shops, cafés, restaurants, a library and health services, together with excellent schooling options such as the well-regarded Sawston Village College. The village benefits from a strong sense of community, with numerous clubs, sports facilities and recreational opportunities, as well as a good selection of pubs and eateries. Its location, just seven miles south of Cambridge, makes it particularly popular with commuters and families alike, with the city easily accessible by road or cycle. Whittlesford Parkway station, just a few minutes' drive away, provides regular fast services into London Liverpool Street in around an hour, while the nearby M11 offers excellent road connections to Cambridge, Stansted Airport and London. Surrounded by open countryside, yet with such strong links to employment centres and the wider region, Sawston strikes an ideal balance between village life and modern convenience.



**STORM PORCH**

covering panelled glazed entrance door with side windows leading through into:

**ENTRANCE HALLWAY**

with inset footwell, herringbone effect Karndean flooring, stairs rising to first floor accommodation, panelled doors providing access into coat/storage cupboard, wall mounted underfloor heating control.

**SITTING ROOM**

with mock woodburning stove, stone mantel surround and hearth, wall mounted underfloor heating controls, double glazed window to side aspect, double glazed bay window to front aspect and overlooking central green.

**CLOAKROOM**

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, herringbone flooring, wall mounted heating control, inset LED downlighter, extractor fan.

**OPEN PLAN KITCHEN/DINING ROOM**

The vendors have chosen the "Symphony" specification kitchen comprising a collection of wall and base mounted storage cupboards and drawers, composite stone work surface with inset dual stainless steel sink with hot and cold mixer tap, drainer to side, integrated AEG induction hob with splashback and extractor hood above, integrated AEG oven and grill, integrated and concealed two fridge/freezers, integrated and concealed dishwasher. Kitchen also benefits from centrally positioned island with further base mounted storage cupboards and work surface, continuation of herringbone style floor from entrance hall, inset LED downlighters, MVHR, double glazed windows overlooking garden and opening through to:

**FAMILY ROOM**

accessed via opening from kitchen, continuation of flooring, wall mounted underfloor heating controls, inset LED downlighters, double glazed French doors with windows either side leading out onto patio.

**DINING ROOM**

continuation of flooring, wall mounted underfloor heating controls, inset LED downlighters, double glazed French doors with windows either side leading out onto patio, panelled glazed door leading into:

**UTILITY ROOM**

comprising a collection of base mounted storage cupboards, composite stone work surface with inset stainless steel sink, hot and cold mixer tap, space and plumbing for washer/dryer, herringbone flooring, inset LED downlighters, NVHR, panelled glazed door out onto side aspect, panelled door leading through into deep understairs storage cupboard, internal access door into the Garage.

**ON THE FIRST FLOOR****LANDING**

A wonderful U-shaped partly galleried landing with loft access, panelled door providing access into cupboard housing Vaillant pressurised hot water cylinder, radiator, double panelled radiator, double glazed window overlooking front aspect and central development pond, panelled doors leading into respective rooms.

**PRINCIPAL BEDROOM SUITE**

with double panelled radiator, double glazed bay window to front aspect, panelled door leading through into walk-in wardrobe with fitted shelving, drawers and rails with lighting and power points, leading into:

**ENSUITE SHOWER ROOM**

comprising of a four piece suite with large walk-in shower cubicle, ceiling mounted waterfall ceiling shower head and further wall mounted shower head attachment, glazed shower partition, low level w.c. with concealed dual hand flush, dual wash hand basins with hot and cold mixer tap, tiled surround, wall mounted mirror with lighting feature, shaver point, heated towel rail, tiled flooring, tiled upstand, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

**BEDROOM 2**

with full height set of built-in wardrobes accessed via sliding mirror doors, radiator, double glazed window overlooking garden, panelled door leading through into:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite with shower cubicle, wall mounted shower head accessed via a glazed sliding door, tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, wall mounted mirror, shaver point, tiled flooring, heated towel rail, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

**BEDROOM 3**

with radiators, unique dormer window providing perfect space for desk with views over the central pond via the double glazed windows to the front aspect.

**BEDROOM 4**

with radiator, double glazed window overlooking garden.

**FAMILY BATHROOM**

comprising a four piece suite with panelled bath, hot and cold mixer bath tap, large walk-in shower with ceiling mounted waterfall shower head, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled flooring, heated towel rail, tiled upstand, shaver point, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

**GARAGE**

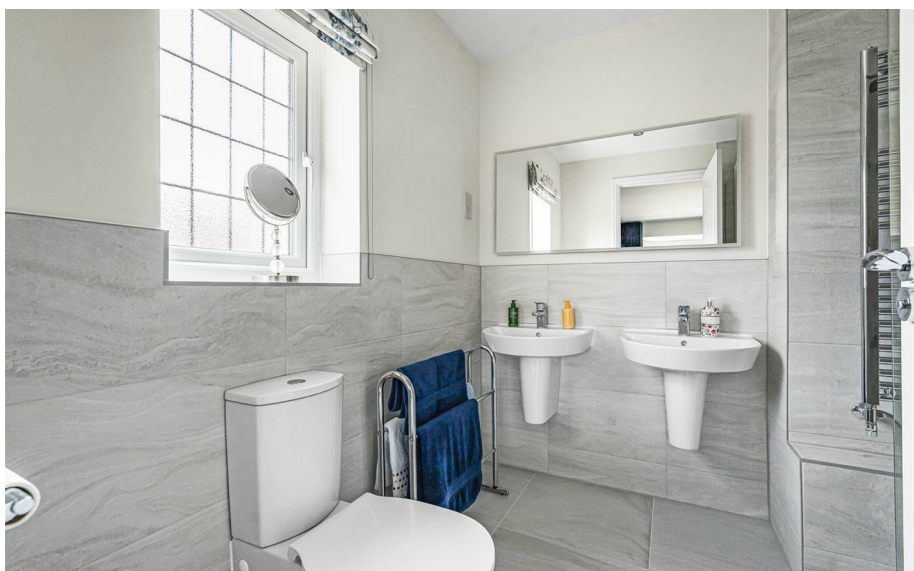
accessed via up and over door to the front, fitted with power and lighting, hardstanding concrete flooring.

**OUTSIDE**


To the front, the property is approached from Skylark Way via a dropped kerb leading onto a shared block-paved driveway, which also provides access to the neighbouring property. This extends onto a private driveway belonging to the house, offering parking for two to three vehicles and access to the garage via an up-and-over door. The front garden is laid to lawn with attractive stocked borders, and the property enjoys a pleasant outlook over the central wildlife pond.

To the rear, the property boasts a private, enclosed garden, mainly laid to lawn and bordered by a brick wall. An extensive patio runs the full width of the house, creating an excellent space for outdoor dining, entertaining, or simply relaxing. A summer house, accessed via glazed double doors, provides a further versatile area, while practical features include an outside tap and the air source heat pump, discreetly positioned within the garden.

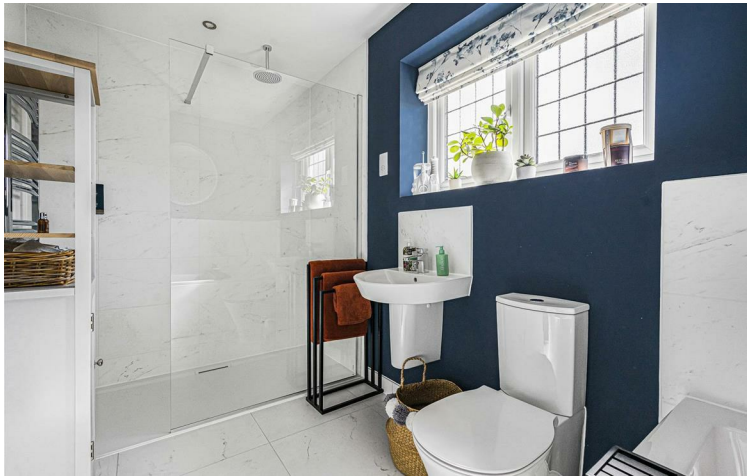






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Guide Price £925,000  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – South Cambridgeshire District Council









**Approximate Gross Internal Area 2148 sq ft - 199 sq m  
(Excluding Garage)**

Ground Floor Area 1102 sq ft – 102 sq m

First Floor Area 1046 sq ft – 97 sq m

Garage Area 287 sq ft – 27 sq m


**CHEFFINS**

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>.

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


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