



High Street, Tadlow, SG8 0ES



High Street

Tadlow,
SG8 0ES

A detached bungalow offering versatile accommodation across a single storey. Nestled in substantial and mature grounds with beautifully manicured rear garden, the property also benefits from a driveway/parking and a single garage in a peaceful semi rural setting. The property is being offered with no onward chain.

3 1 2

Guide Price £550,000





LOCATION

Tadlow is a peaceful village in South Cambridgeshire. This small, highly desirable rural setting offers a strong sense of tranquillity and historic charm—including the notable 13th-century St Giles Church. The village lies approximately 12 miles southwest of Cambridge, with good road links via the A1198 and nearby A505 providing swift access to the city for employment, shopping, and cultural amenities. Royston, just a short drive away (around 7–8 miles), offers a mainline train station with fast services to London King's Cross (under 50 minutes) and Cambridge.

ENTRANCE DOOR

covered porchway UPVC door with glass panels, , leading into:

ENTRANCE HALLWAY

with storage for cloaks and separate cupboard housing hot water cylinder

KITCHEN

coved ceiling, radiator, a range of wall and base mounted units with rolltop work surfaces and a variety of integrated appliances, Neff double oven/microwave, 4 ring Neff induction hob, Neff extractor fan above, space for fridge/freezer and washing machine, sink unit with one and half sink, mixer tap, grooved drainer to side, inset downlighters, double glazed windows to side, BREAKFAST/DINING AREA with large double glazed windows with views out over manicured gardens, glazed door leading into:

LIVING ROOM

feature electric fire with stone hearth and surround, large double glazed windows over rear and side aspect overlooking the gardens, double glazed French doors leading out onto patio, pair of radiators

BEDROOM 1

with fitted wardrobes and fitted high level cupboards, coved ceiling, large double glazed windows overlooking front garden, radiator.

BEDROOM 2

with coved ceiling, large double glazed window to side aspect, radiator, access panel to loft storage area.

BEDROOM 3

with fitted wardrobe, large double glazed window overlooking front garden, radiator.

FAMILY BATHROOM

with pedestal wash hand basin with mixer tap, bath with shower attachment, built-in shelf unit, heated towel rail, shaver point, frosted double glazed window to the side.

W C

wc with dual flush, double glazed frosted window overlooking side aspect.

OUTSIDE

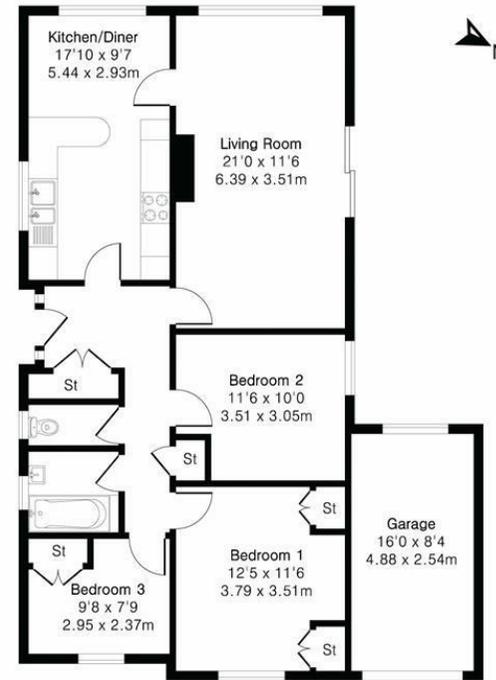
Driveway to the front with garden mainly laid to lawn enclosed by mature hedge border and a variety of mature shrubs in flower beds. INTEGRAL GARAGE with rollaway door, external light, internal lights and power. Side access to rear on both sides, pathway leading to entrance door and through gates into rear garden.

Impressive rear garden laid to lawn with patio, stepping stone pathway leads through arched hedgeway leading onto further garden with shrubbed borders and manicured section of garden laid to lawn with fruit trees. The garden also benefits from a storage shed and greenhouse.





**Approximate Gross Internal Area 936 sq ft - 87 sq m
(Excluding Garage)**
Garage Area 133 sq ft - 12 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £550,000

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>.

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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.