



PARK ROAD
SAWSTON, CAMBRIDGE

Carter Jonas

PARK ROAD, SAWSTON, CAMBRIDGE, CB22 7TA

- Cambridge city centre - approx 7 miles
- Whittlesford railway station - approx 1.5 miles
- Saffron Walden - approx. 7 miles
- M11 (N&S) - approx. 3 miles

Sitting room | Kitchen/breakfast/diner | Games/family room/potential fifth ground floor bedroom | Utility room | 4 bedrooms | 3 bathrooms | Garage & parking for 2/3 cars | Lawned gardens with decked terrace and covered al-fresco dining/entertaining space | EPC rating C

DESCRIPTION

This extremely well-presented and highly versatile village property offers superb family accommodation extending to over 2000sqft. Since purchasing the house, the current owners have carried out a programme of stylish updating and redecoration to create an impressive home in a very popular location, ideal for growing families and those needing access to commuter links. The ground floor living space works perfectly with a stunning open plan kitchen/breakfast/dining area, a large, bright sitting room along with a further reception room which could equally serve as a fifth bedroom with its own bathroom. On the first floor are four bedrooms and two bathrooms, one en-suite.

OUTSIDE

The property occupies a pleasantly tucked away position in the village, in the corner of a quiet cul de sac. To the front of the property, there is parking for 2/3 cars and garage. To the rear of the house is a delightfully secluded lawned garden with decked terrace across the back of the house. The current owners have created a wonderful covered al-fresco dining and entertaining area with plenty of space to enjoy a barbeque in all weathers.

HUGELY VERSATILE AND VERY ATTRACTIVE MODERN FAMILY HOME IN HIGHLY-REGARDED VILLAGE LOCATION



LOCATION

Sawston is a popular and extremely conveniently located and well served village located south of Cambridge offering superb and varied local amenities including shops, cafes, public houses and restaurants. There is also a doctors' and a dentist surgery in the village. There is excellent schooling for all ages including the Bellfield Primary School (located just under a mile from the property). The village has wonderful community feel with an established social and recreation network including an annual music festival and a cricket club. There are useful cycle paths linking in nearby villages and also a regular bus service into Cambridge. For the commuter there is easy access to the A11 and M11 along with a mainline railway station in Whittlesford (about 1.5 miles) with trains in Cambridge and London Liverpool Street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: South-Cambridgeshire District Council

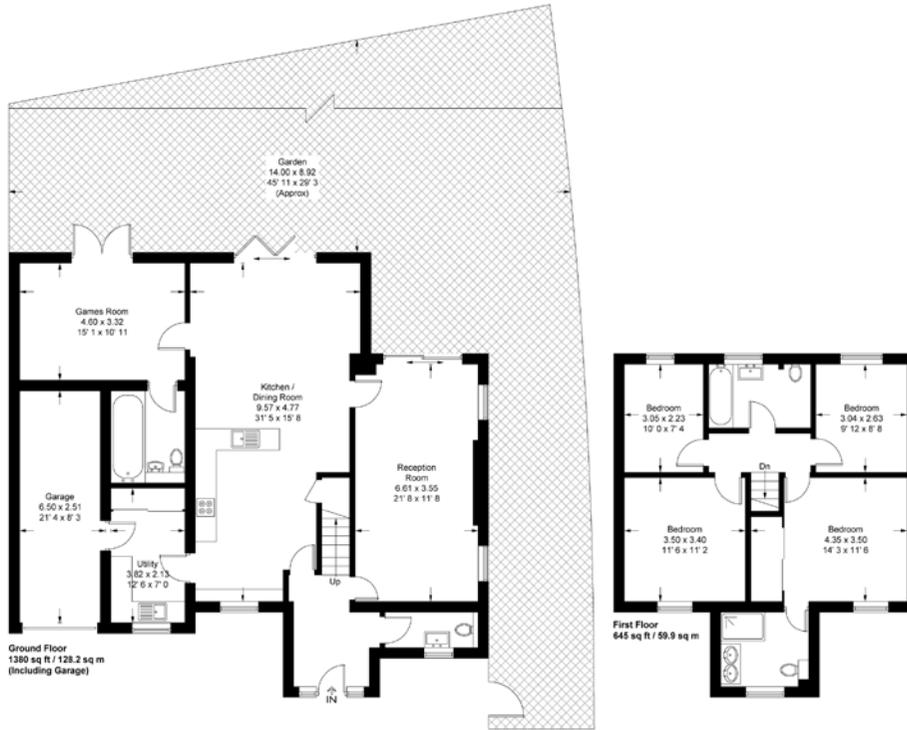
Council Tx Band: Band E

Viewings: Strictly by appointment with the Selling Agents
Carter Jonas

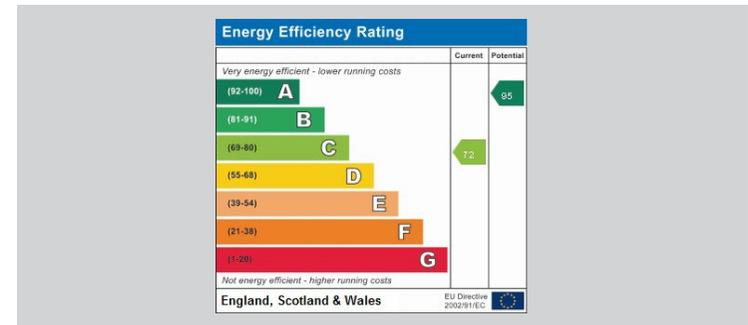


Park Road

Approximate Gross Internal Area = 2025 sq ft / 188.1 sq m
(Including Garage)



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Office 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge CB2 8RJ

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.