



100 sqm / 1077 sqft

125 sqm / 0.03 acre

Detached house

3 beds, 1 recep, 3 baths

On road parking

Victorian

EPC - D / 58

Council tax band - D

Brookfield Road

A beautiful Victorian home, providing stylish, elegant accommodation with many lovely character features together with modern conveniences such as en-suite facilities in two of the bedrooms. The property is spacious with accommodation set over three levels and there is a well maintained garden to the rear.



£485,000



The property has been carefully updated over recent years with sensitive improvements, which have enhanced the character of the house, whilst at the same time adding modern comforts and conveniences. There are many lovely features including exposed floorboards, pretty rise and fall sash windows and a stunning fireplace in the dining area. The owner has also fitted shutters to most of the traditional box windows.

To the front of the property, there is a small lawned front garden with a path leading to the front door. The living space is set out in two defined areas with a seating area to the front of the house, set around a fireplace inset with a log burner and to the rear there is a dining area with a beautiful traditional cast fireplace and another box window with views over the rear terrace. There are two fitted cupboards and a shelved recess, there is also lots of built in storage under the staircase which leads up to the first floor. The kitchen is adjacent to the dining area and has matching floor and wall mounted cabinets, an integrated dishwasher and space for a washing machine, fridge freezer and a large range cooker with extractor over. To the rear of the ground floor there is a small lobby and this leads to the family bathroom, which is fitted with a bath with shower over, w.c and hand-basin.

On the first floor the bedroom to the front of the property has two pretty rise and fall sash windows, a dressing area and an en-suite shower room. On this

level there is a further double room with views over the garden. On the top floor there is a very sizable room which enjoys a huge amount of natural light provided by windows and roof lights, and there is a beautiful en-suite with a shower, w.c and handbasin.

Outside, there is a well maintained garden with a terrace adjacent to the house leading to an area of lawn interspersed with trees and shrubs. A side gate gives pedestrian access to the rear garden.

Sawston is one of the largest villages to the near south of the City, situated about 3 miles from the City boundary and around 4 miles from the Addenbrooke's campus. It also gives excellent access to the M11 (J10 3 miles).

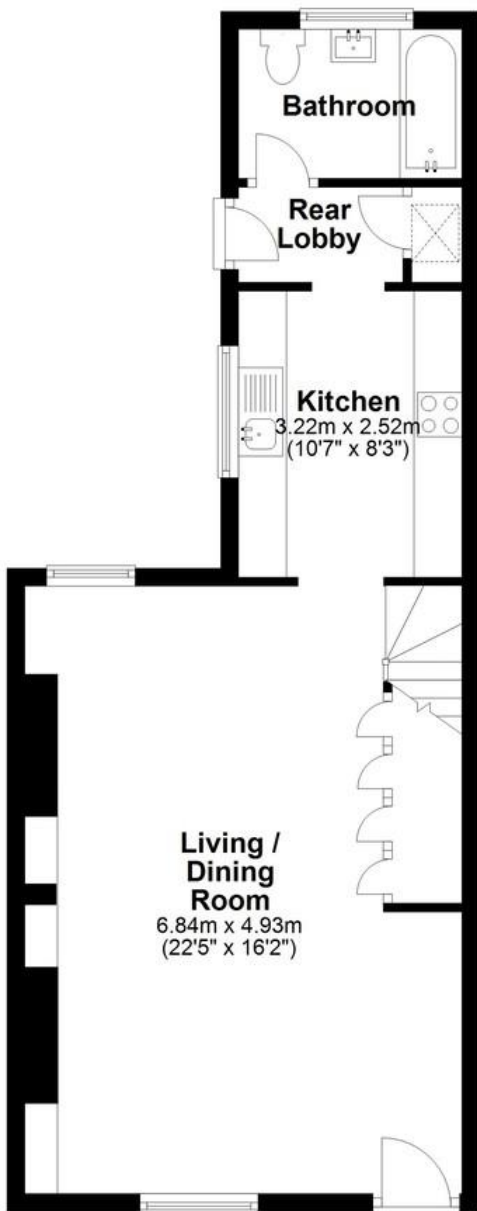
There are good cycle routes to the mainline railway station at Whittlesford (1.5 miles) and the science parks at Babraham (2 miles) and Abington (3.5 miles).

The village has a fantastic range of local shops including a small supermarket, various restaurants and takeaways, an excellent modern health centre, primary schools and the high achieving Sawston Village College which has a sports centre, gym and swimming pool that are open to the public.

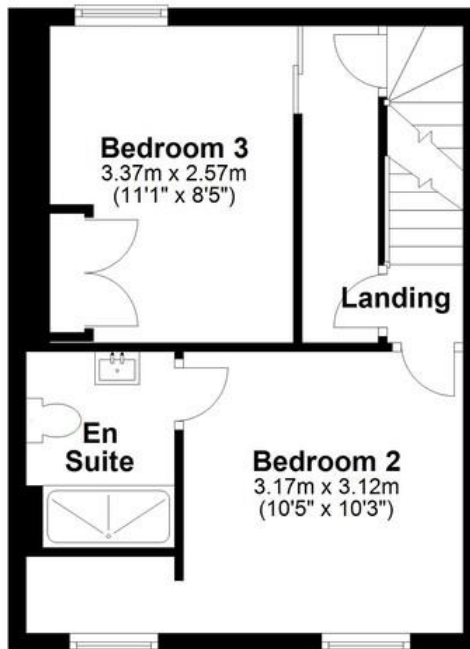
There is very little need to leave the village for day-to-day living.



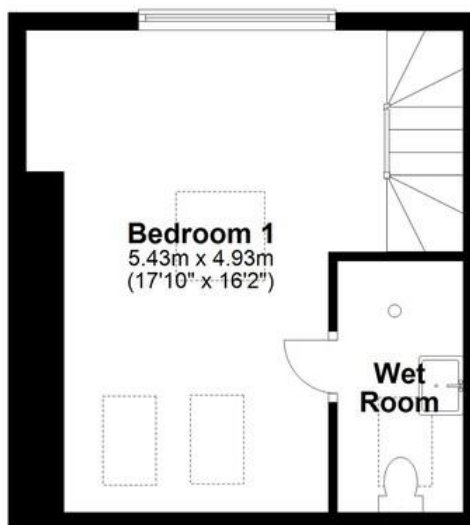
Ground Floor
Approx. 49.5 sq. metres (533.0 sq. feet)



First Floor
Approx. 31.3 sq. metres (337.1 sq. feet)



Second Floor
Approx. 26.8 sq. metres (288.1 sq. feet)



Total area: approx. 107.6 sq. metres (1158.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Total area:
Approx. 100 sq m
(1,077 sq ft)



COOKE
CURTIS
& CO

hello@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS