



# Hancock's Estates

*With you every step of the way*



**1 Waterworks Cottages, Dunton, SG18 8SA**  
**£695,000 Freehold**





# 1 Waterworks Cottages

## Dunton, SG18 8SA

- Distinctive & Unique 1930's Detached Home
- Five Bedrooms
- Separate Spacious Reception Rooms
- Kitchen / Dining Room
- Laundry Room and Pantry
- Approximate Plot: 158ft x 90ft max.
- Impressive Carriage Style Drive
- Cloakroom, Bathroom & Two Shower Rooms
- Formally Two Semi-Detached Homes
- Far Reaching Countryside Views

An extremely impressive home, set back from the road by a sizeable carriage style drive providing ample parking for an abundance of vehicles. Offering over 2000 sq. ft. accommodation, this unique and particularly distinctive home sits in a large plot, 158ft deep with a 90ft wide frontage. Formally two semi-detached homes, this now substantial, detached residence offers spacious reception rooms, generous kitchen / dining room, five bedrooms, two shower rooms, family bathroom and separate WC.



£695,000 Freehold



|                     |                                                    |
|---------------------|----------------------------------------------------|
| Entrance Hall       |                                                    |
| Family Room         | 12'6" x 11'2" (3.80m x 3.41m)                      |
| Sitting Room        | 13'2" x 10'9" (4.01m x 3.28m)                      |
| Play Room           | 16'4" x 12'6" (4.98m x 3.81m)                      |
| Kitchen/Dining Room | 19'7" x 13'1" (5.97m x 3.99m)                      |
| Pantry              | 4'2" x 3'8" (1.27m x 1.12m)                        |
| WC                  |                                                    |
| Laundry Room        | 9'0" x 8'6" (2.75m x 2.59m)                        |
| Shower Room         | 7'11" x 2'10" (2.41m x 0.86m)                      |
| Landing             | Two separate stairways serve two separate landings |
| Master Bedroom      | 14'2" x 13'2" (4.32m x 4.01m)                      |
| Walk-in Wardrobe    | 8'5" x 5'10" (2.57m x 1.78m)                       |
| Bathroom            | 9'4" x 4'9" (2.84m x 1.45m)                        |
| Bedroom 2           | 12'6" x 11'5" (3.80m x 3.48m)                      |
| Bedroom 3           | 12'6" x 11'2" (3.80m x 3.41m)                      |
| Bedroom 4           | 13'2" x 8'4" (4.01m x 2.53m)                       |



### Bedroom 5

8'3" x 6'9" (2.51m x 2.06m)

### Shower Room

8'10" x 4'5" (2.69m x 1.35m)

### Carriage Style Driveway

90ft wide x 55ft max (27.43mft wide x 16.76mft max)

A substantial carriage style (in and out) driveway serves a vast parking area for multiple vehicles

### Outside

The side and rear gardens are divided into four main areas. Two separate areas to the sides of the home with a formal enclosed family garden plus an established 'wildlife' garden haven.

### EPDM flat roof

EPDM (Ethylene Propylene Diene Monomer)

The following extracts are taken from various companies providing EPDM roofing:

An extremely durable synthetic rubber roofing membrane.

Incredibly durable and long-lasting, reducing the need for frequent, costly repairs.

EPDM rubber roof membrane is unmatched in terms of longevity and performance, offering 100% waterproofing.

A synthetic rubber material that is widely used in the construction industry. It is a durable and flexible material that can withstand extreme temperatures, UV radiation, and weathering, making it ideal for use in roofing, waterproofing, and sealing applications.

### Agents Notes

Council Tax Band - E £3167.46 (2026 / 27)

Significant improvements have been implemented to increase the energy efficiency of the home and include an air source heat pump serving upgraded radiators, separate air conditioning units (heating and cooling) to the four largest bedrooms, plus roof insulation.

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

### About The Area

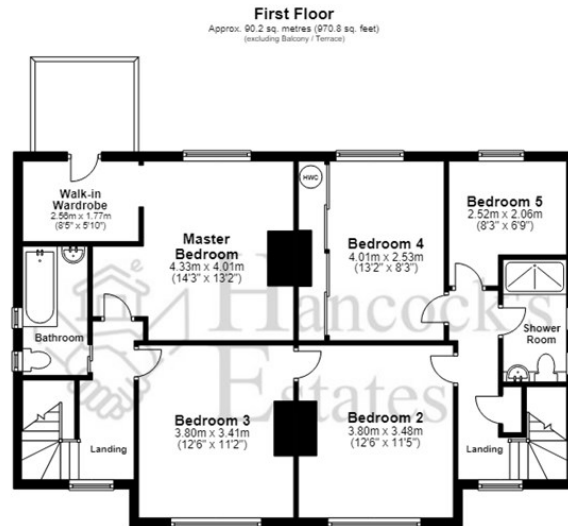
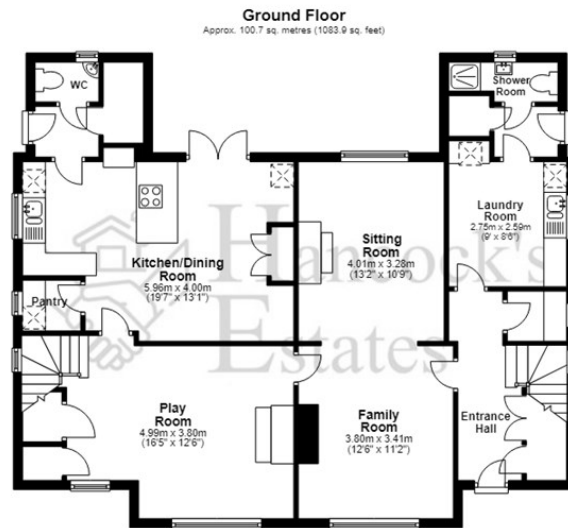
Dunton village is approximately four miles from Biggleswade and 18 miles to central Cambridge. There is a village Church, The March Hare public house, Lower School, Memorial Hall, recreation ground / playing field, plus village cider brewery.

The nearest train station 'Ashwell & Morden' is an approximate 6.7 mile drive with the fastest trains reaching Kings Cross in around 42 minutes or Cambridge in around 19 minutes.

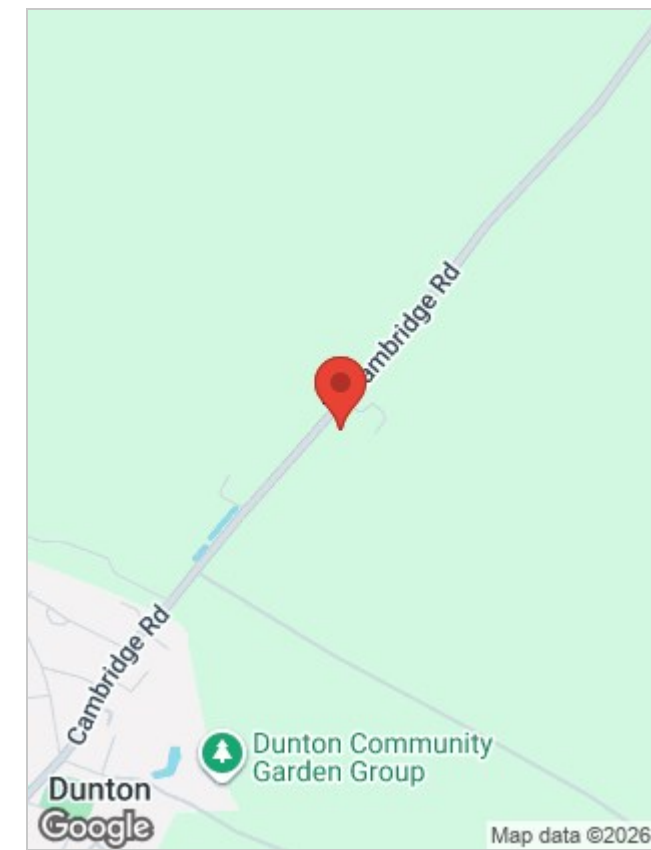
### Precise Location

what3words: decanter.secrets.incur





Total area: approx. 190.9 sq. metres (2054.7 sq. feet)



For GPS direction please follow **SG18 8SA**

## Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
|                                             | 70      | 81                      |