



High Street, Tadlow, SG8 0ES
£850,000

 4  2  2  B

LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this Large single story dwelling with approximately half an acre of garden and in addition approximately 2 acres of "agricultural" zoned land as a mix of woodland and meadow. This is the first time this wonderful home has been offered for sale in over 25 years.

The accommodation offers a a gross floor area approx. 2000 sq ft plus a large 540 sq ft garage complete with electric doors.

The bungalow itself has an entrance that leads to a large fitted kitchen/breakfast room, large lounge, with solid oak floor, a conservatory with beautiful views and underfloor heating that is connected to kitchen/breakfast, which makes it suitable for a sun room and/or a dining area plus a separate lobby & cloakroom. The entrance also leads to a utility room and access to the rear of the property.

A inner hallway leads to the bedroom area with 4 bedrooms, 3 of which are double (1 en suite) and a single bedroom /study. There is a generous re-fitted family bathroom with large walk in shower.

Now a real stand out feature of this property is not only the amazing plot but the current owners have future proofed the home with solar panels with battery storage that produce a yearly income (See additional notes) as well as air source heating. There is also cavity wall insulation making this a truly efficient home.

LOCATION Tadlow is a small village in South Cambridgeshire with easy access to Cambridge City 10 miles on the A603. There is a small play park and tennis court and lots of footpaths and countryside walks.

Royston mainline train station to Kings Cross in 35 minutes is only 7 miles to the South. The town of Royston offers a bank, a library as well as a mixture of high street shops, a Tesco Superstore, an Aldi and M & S Food Hall. There are good road connections with the A1/M at Biggleswade 6 Miles to the West and the M11 7 miles to the east. Luton and Stansted Airports are both within 45 mins.

Entrance

Entrance Hall





Utility room
12' x 4'11" (3.66m x 1.50m)

Kitchen/Breakfast Room
21'2 x 18'6" (6.45m x 5.64m)

Conservatory/Sun room/Family room
21'10 x 13'5" (6.65m x 4.09m)

Front Lobby

W.C



Living Room
21'4 x 17'9" (6.50m x 5.41m)

Office/Bedroom four
9'5 x 8' (2.87m x 2.44m)

Internal Hallway

Bedroom One
13'4 x 12' (4.06m x 3.66m)

En Suite

Bedroom Two
15'2 x 11'2" (4.62m x 3.40m)

Bedroom Three
15'1 x 9'6" (4.60m x 2.90m)

Shower room

Double Garage
28' x 18'8" (8.53m x 5.69m)

Front and Rear Gardens

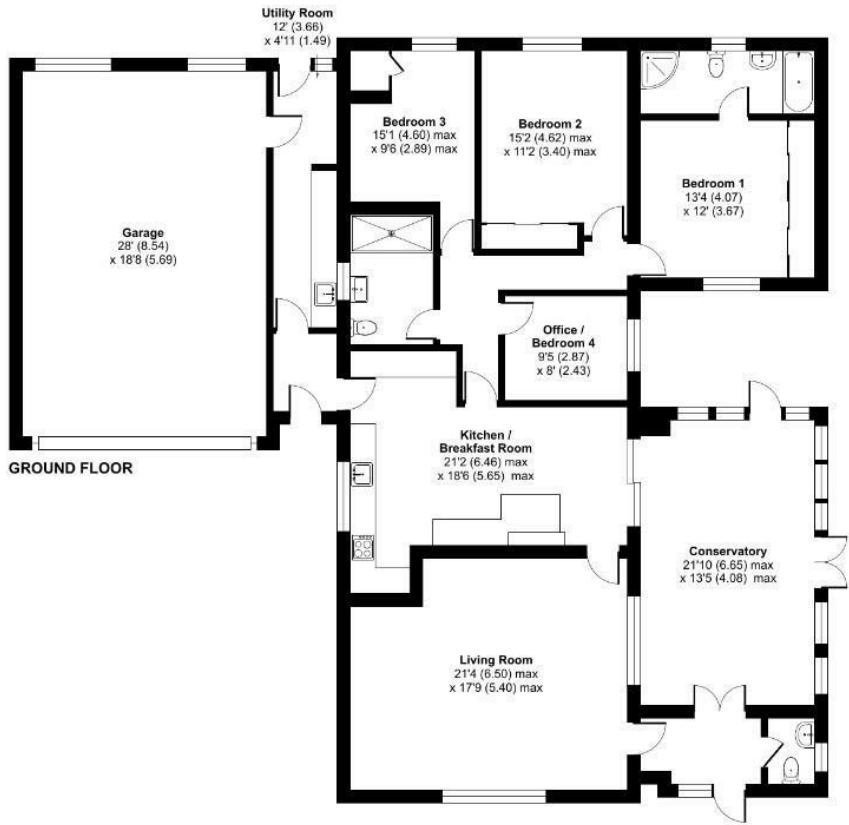
Woodland

Additional Information



High Street, Tadlow, Royston, SG8

Approximate Area = 1998 sq ft / 185.6 sq m
Garage = 523 sq ft / 48.5 sq m
Total = 2521 sq ft / 234.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Latcham Dowling Ltd. REF: 1385717



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A	88	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.