



Winchfield, Great Gransden, SG19 3AN  
Offers invited £575,000



LATCHAM  
—  
DOWLING  
ESTATE AGENTS

We are delighted to offer for sale this beautifully presented three bedroom detached bungalow situated towards the end of this private cul-de-sac.

Now, if you are looking for a property that is future proofed as well as having a stunning, peaceful garden, then this is the one.

The property has a great energy rating and with its solar panels and 14kw battery storage, the current owners receive between £2000 and £2500 per annum which significantly reduces energy bills, add to this fact the home is triple glazed and has Air Source heating, then you really are future proofed against energy costs.

The bungalow, as already mentioned, is presented in wonderful condition and is light and airy. There is a good sized entrance hall which has access to a large loft area by way of a drop down ladder (which we think would be an ideal space to convert if needed). To the left is a good sized 'L' shaped lounge dining room which leads to a conservatory affording views to the wonderful garden. The kitchen is to the rear, again with views to the garden. A real plus is that you also have a fully refitted shower room as well as a separate WC.

The bedrooms are located to the right hand side of the bungalow and as with the rest of this home they are bright and airy.

The garden has been a labour of love for the current owners and is simply stunning. As well as being of a great size, there is a large ornamental pond that offers tranquillity with a lovely waterfall, a stone decking area and is just "WOW". The patio has been recently laid and the lawn has been well looked after as has the shrub and tree borders. Being South facing it is also a suntrap. There is a large double garage which has a personal door from the garden. It also has electric doors as well as that all important EV charger point.

Great Gransden is a picturesque and highly sought-after village situated in Cambridgeshire with good road links to Cambridge as well as the world renowned Addenbrookes/Papworth hospitals.

## Entrance

## Entrance Hall





Loft Space

W.C

Living Room

16'6 x 11'1 (5.03m x 3.38m)

Dining Room

9'6 x 9'4 (2.90m x 2.84m)

Kitchen

11' x 9'4 (3.35m x 2.84m)

Conversatory

10'8 x 8'10 (3.25m x 2.69m)

Shower room

Bedroom One

12'5 x 11'8 (3.78m x 3.56m)

Bedroom Two

11'6 x 9'6 (3.51m x 2.90m)

Bedroom Three

11'8 x 7'5 (3.56m x 2.26m)

Outside

Front Garden

Rear Garden

Double Garage

17'5 x 16'1 (5.31m x 4.90m)

Parking

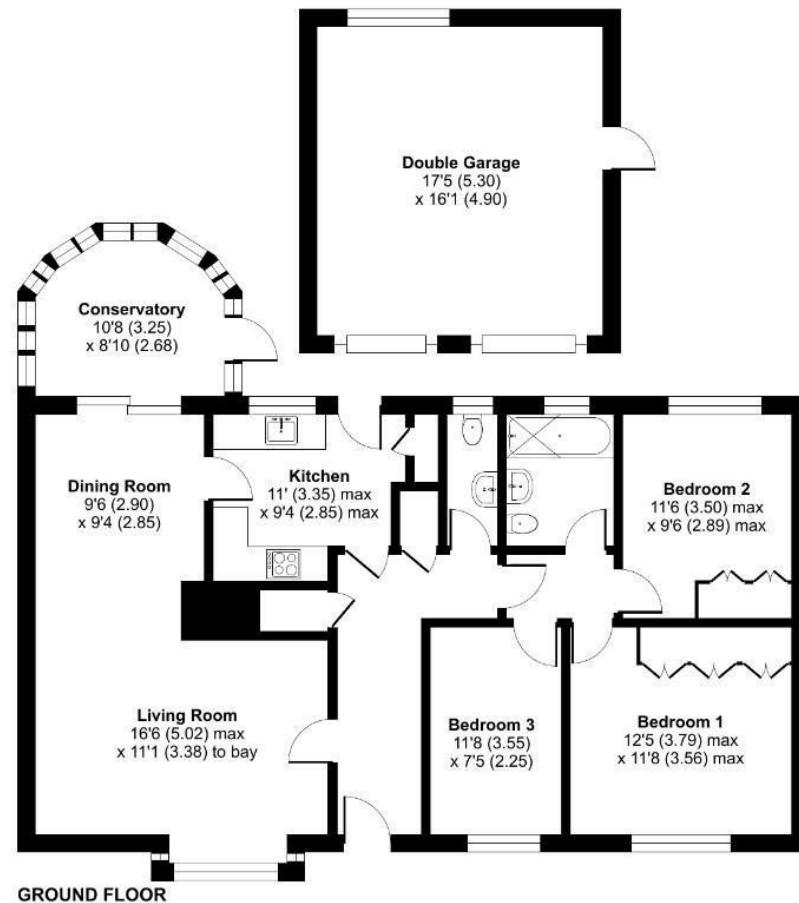
Agents Notes



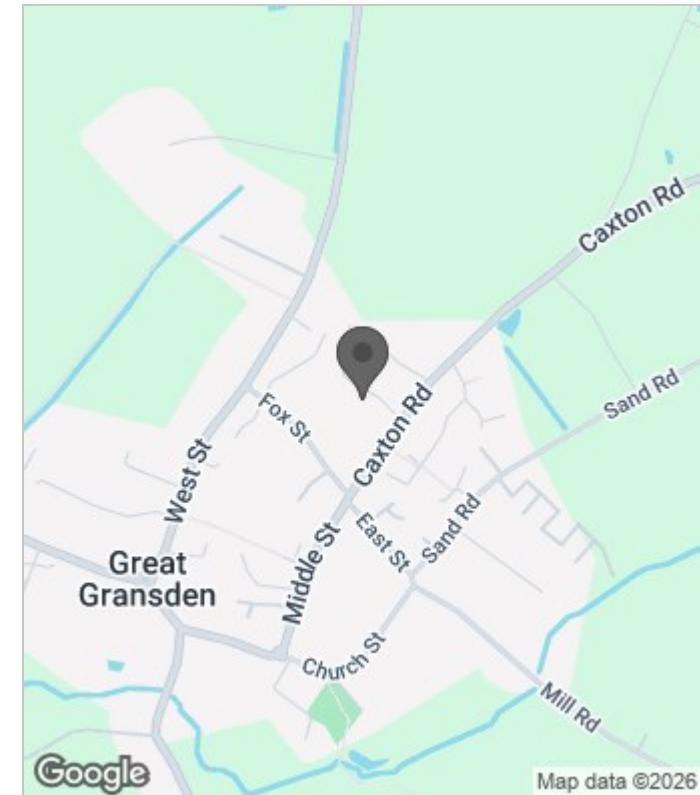
## Winchfield, Great Gransden, Sandy, SG19



Approximate Area = 1111 sq ft / 103.2 sq m  
 Garage = 280 sq ft / 26 sq m  
 Total = 1391 sq ft / 129.2 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). ©rltcham 2025  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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