



High Street, Tadlow, SG8 0ES  
£850,000



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**

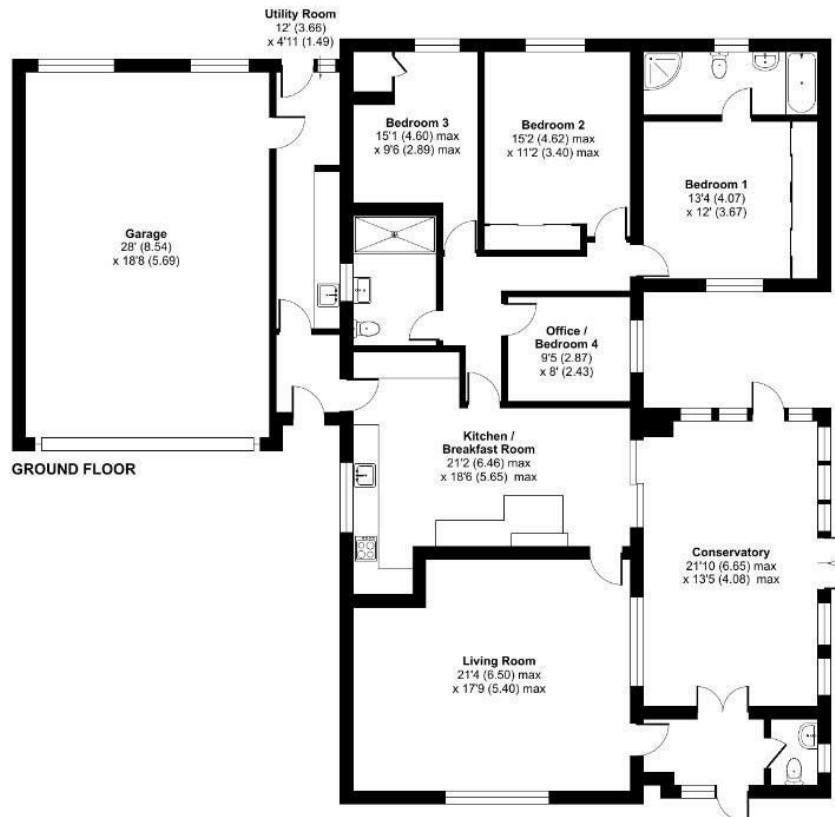
**Additional Information**



## 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). ©nichicom 2025.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	
(81-91) B	88	
(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 

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