



Acorn Cottage, 48 Sawston Road, Babraham, Cambridge, CB22 3AP
Guide Price £595,000 Freehold



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A BEAUTIFUL PERIOD COTTAGE OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION SET WITHIN STUNNING GARDENS AND GROUNDS WITH FAR REACHING VIEWS OVER FARMLAND AND OCCUPYING A TRANQUIL POSITION ON THE EDGE OF THE VILLAGE.

- Period cottage
- 1251.5 sqft / 116.3 sqm
- Oil-fired central heating to radiators
- EPC - E / 43
- Many original features
- 3 beds, 1.2 baths, 2 receptions
- 0.25 acres
- Off road parking and detached garage
- Council tax band -E
- Large kitchen/breakfast room plus utility room

Acorn Cottage dates back originally to the 18th century with later editions and set within mature and private gardens and grounds of approximately 0.25 acres with far reaching views over farmland. The property boasts a wonderfully tranquil position located on the edge of the village. The current owners have vastly improved the house with a programme of regular refurbishment over the years, yet taken great care to preserve the original features such as the exposed timber beams.

The accommodation comprises two dual aspect reception rooms including the sitting room with a feature fireplace with an exposed brick chimney breast, wood burning stove and exposed timbers. The dining room, believed to have been added in the 1970s, boasts a lovely wood floor. The kitchen/dining room is a generous room fitted with attractive cabinetry, solid wood working surfaces with an inset ceramic sink unit with a mixer tap and drainer, a range of integral appliances including an induction hob, a conventional fan oven with grill plus a combi microwave oven, extraction fan and an integral dishwasher. Just off is a handy utility room with space for the usual white goods and a cloakroom/WC housing a freestanding oil-fired central heating boiler.

Upstairs, off the landing are three double bedrooms, all fitted with wardrobe cupboards and a family bathroom.

Outside, the front garden is laid mainly to lawn with flower and shrub borders and beds, a rose garden and a gravel driveway provides parking for at least four cars leading to a large detached one car garage with double doors, power and light connected and an adjoining workshop. The rear garden is particularly worthy of note, and is laid to manicured and shaped lawns with well-stocked flower and shrub borders and beds, a wide and varied selection of trees and bushes, raised vegetable and herb garden, wildlife pond and all backing onto farmland to the rear.

Agents Note

The property is not on mains drainage. It shares a treatment plant with the neighbouring property and they share the cost. The approach is a private gravel driveway and the maintenance of the drive is split between the three cottages on this part of the farm track. More information is available upon request.

Location

Babraham is a picturesque South Cambridgeshire village noted for its period homes and surrounded by glorious open countryside. Well placed for fast and easy access to Cambridge City centre (just 6 miles away), the village also has a primary school (rated 'outstanding' by Ofsted). The nearby village of Sawston provides secondary schooling facilities, shopping and health centre. In addition the M11 is within a few minutes drive.

Tenure

Freehold

Services

Mains services connected include: water and electricity. There is no mains drainage - It shares a treatment plant with the neighbouring property and they share the cost. There is oil fired central heating.

Statutory Authorities.

South Cambridgeshire District Council
Council tax band - E

Fixtures and Fittings

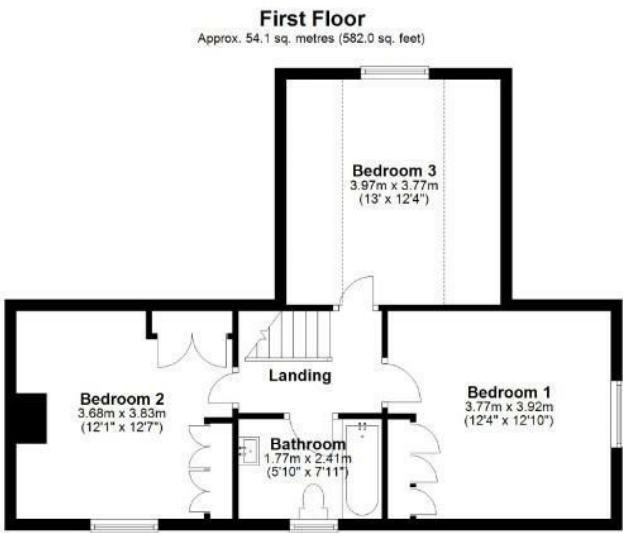
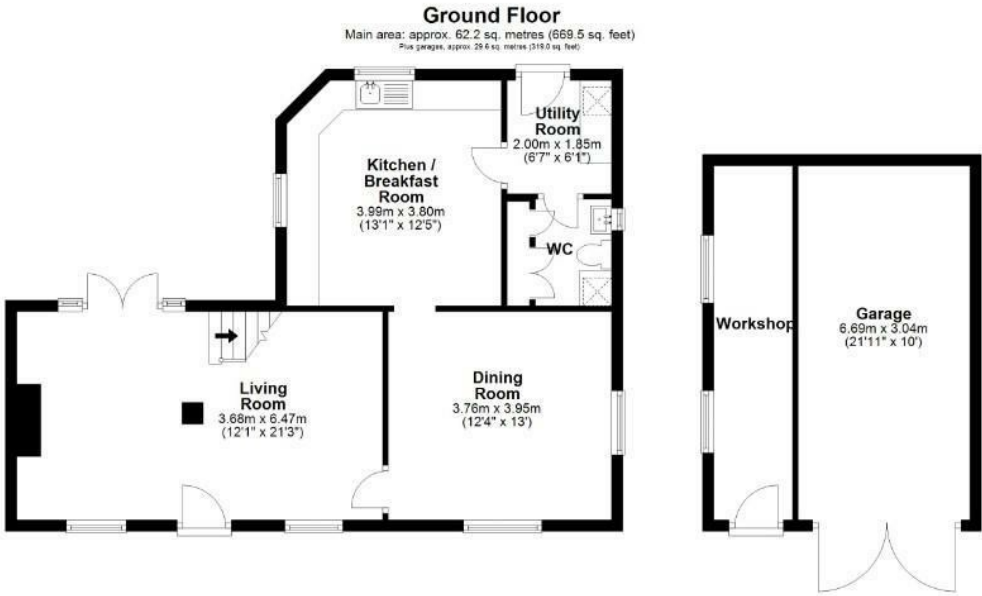
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Main area: Approx. 116.3 sq. metres (1251.5 sq. feet)
Plus garages, approx. 29.6 sq. metres (319.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



