



30 Hillside, Sawston, Cambridge, CB22 3BL  
Guide Price £550,000 Freehold



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**AN EXTENDED DETACHED 1920'S FAMILY RESIDENCE WITH SPACIOUS  
ACCOMMODATION ARRANGED OVER THREE FLOORS, SET WITHIN A LARGE  
MATURE REAR GARDEN MEASURING OVER 200FT IN LENGTH AND LOCATED  
WITHIN THIS SOUGHT-AFTER AND THRIVING SOUTH CAMBRIDGESHIRE VILLAGE.**

- 4 bedroom detached house
- 1275 Sqft / 118 Sqm
- 4 beds, 1 bath, 3 receipts
- 0.2 acres
- Off-road parking and garage/workshop
- Gas-fired central heating to radiators
- 1920s
- EPC - E / 44
- Council tax band - D
- Sought-after village location

The property occupies a prominent village position, set back from the road, just a short walk from the village college and thriving village centre. Over the years, the property has been enlarged, including a loft space conversion creating well-planned and spacious accommodation arranged over three floors. The property boasts a very large garden measuring in excess of 200ft in length with vehicular rear access from New Road, which leads to a gravelled parking area and a garage / workshop. many properties along Hillside have created much larger garaging / annexe accommodation in this space.

The accommodation comprises an entrance hall with stairs to the first floor accommodation. There are two reception rooms, both with original fireplaces. The kitchen is fitted with a range of base-level and wall-mounted storage cupboards, fitted working surfaces with an inset single sink unit and drainer, large pantry cupboard, electric cooker point and space for a fridge-freezer. This area gives way to a breakfast / utility room with space for the usual white good an a door to the garden. Beyond is a conservatory extension, which enjoys panoramic views over the garden.

Over the first and second floors are four bedrooms and a family bathroom.

Outside, the front garden is laid to lawn and gated access leads to the rear garden. The rear garden is sectioned with a formal lawned garden with flower and shrub borders and a patio leading to a fruit garden with a selection of fruit trees and raised beds and then beyond, a vegetable and herb garden with a greenhouse and a garden shed. Beyond this area is a gravelled parking area on which stands a garage / workshop with double doors and is accessed via a gated private road from New Road.

#### **Location**

Sawston is one of Cambridgeshire's largest communities and as such offers a first class range of amenities. A village supermarket, shops, bank, chemist and professional facilities are included and two business parks are on the outskirts. There are two primary schools, the Sawston Child Care Nursery School, and Sawston Village College, which also offers a variety of adult educational opportunities.

Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 1.5 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is also within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City Centre.

#### **Tenure**

Freehold

#### **Services**

Main services connected include: water, electricity, gas and mains drainage.

#### **Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band - D

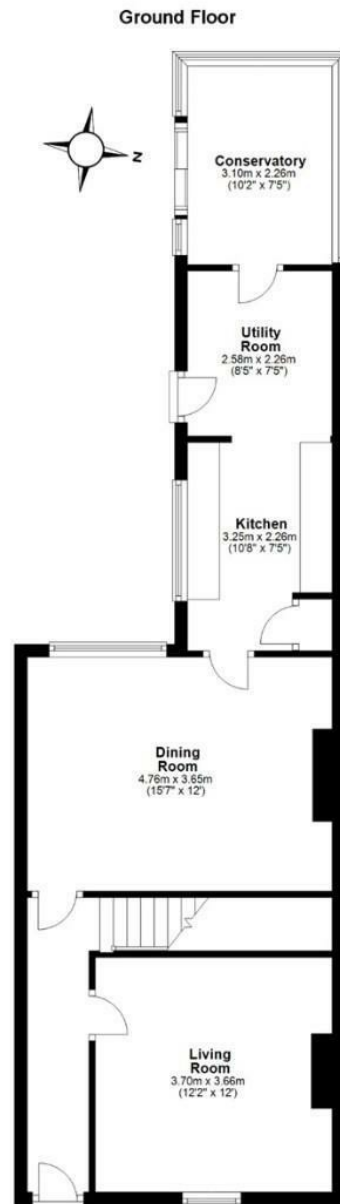
#### **Fixtures and Fittings**

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

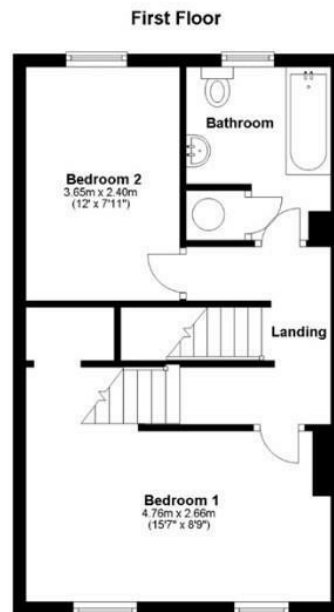
#### **Viewing**

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





Approx. gross internal floor area 118 sqm (1275 sqft)



| 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 |

78

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