



Woodland Road, Sawston Cambridge
Offers Over **£550,000** **Freehold**

**Sharman
Quinney**

Key Features



- Substantial family home
- Open plan living / dining room
- Kitchen / breakfast room
- Conservatory overlooking manicured garden
- Ground floor WC
- Ample off road parking
- Village location

The property welcomes you with an entrance porch leading into a central hallway. The generous sitting room opens seamlessly into the dining area, creating an excellent space for both everyday living and entertaining. Sliding patio doors lead into the conservatory, which enjoys lovely views over the beautifully maintained rear garden.

The kitchen/breakfast room provides ample worktop and storage space, making it a practical and sociable hub of the home. A convenient ground floor cloakroom completes the downstairs accommodation.



Upstairs, there are two generous double bedrooms, a well-sized single bedroom, and a family bathroom.

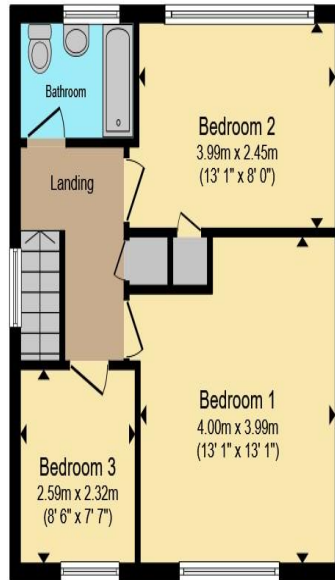
Outside, the front of the property benefits from ample off-road parking via a block-paved driveway, together with a single garage. To the rear, the enclosed garden is mainly laid to lawn with a paved patio area, providing an ideal setting for outdoor dining and family enjoyment.

Sawston is one of the largest and most popular villages south of Cambridge, located approximately three miles from the city boundary. The village offers excellent access to the M11, making it ideal for commuters. There are excellent cycle routes to the mainline railway station at Whittlesford and the science parks at Babraham. Sawston also benefits from a fantastic range of local shops, primary schools, and the well-regarded Sawston Village College, making it an excellent choice for families.





Ground Floor



First Floor

Total floor area 129.0 m² (1,389 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

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