



THE TOWN HOUSE

61 High Street, Sawston, Cambridge

Carter Jonas

THE TOWN HOUSE, 61 HIGH STREET, SAWSTON CAMBRIDGE CB22 3BG

- Cambridge approx. 7 miles
- Whittlesford Station approx. 1.5 miles
- Addenbrooke's Hospital approx. 5.5 miles
- Commercial unit currently generates £11,000 per annum

Superbly presented throughout with high quality fixtures • Impressive main hall with fine curved stair case to first floor • 6-7 bedrooms • 3 bathrooms 2 reception rooms (excluding 2 further rooms currently forming part of the shop area) Approximately 600 square feet of shop/commercial space • Separate leisure building and double garage

THE SHOP AREA

Fronting onto Sawston High Street, the shop premises are currently home to a medical centre and incorporate three treatment rooms, kitchen and WC. Anyone with an existing business would have the option to create an ideal living/working environment.

As this area also contains an open fireplace and exposed beams, it could lend itself to conversion back to residential use, subject to the necessary consents.

THE MAIN HOUSE

A part glazed door leads into the impressive vaulted Entrance Hall which incorporates built in storage cupboards and dado panelling with the secondary staircase to the first floor. Timber doors lead through to the commercial unit, the sitting room and the main Central Hall which features a fine curved staircase to the first floor with gallery landing above. The cloakroom incorporates a WC and pedestal hand basin with frosted window to the rear.

The Sitting Room is in the original part of the property which is believed to date back to around 1580 with two windows to the front aspect and a large Inglenook fireplace with exposed brickwork, inset log burner and leather bound seating.

WITH A HISTORY DATING BACK TO AROUND 1580, THIS FINE GRADE II LISTED PERIOD RESIDENCE WITH COMMERCIAL POTENTIAL MAKES AN EXCELLENT FAMILY HOME IN A SOUGHT AFTER VILLAGE.



There are exposed wall and ceiling timbers and a hardwood floor. Glazed double doors lead through into the Conservatory, which in turn opens out onto a small secluded courtyard.

The Dining Room is a bright room with dual aspects through French Windows to the small courtyard and main garden. This is an ideal space for entertaining guests as it opens onto the respective garden areas.

A timber door leads through into the very well fitted dual aspect Kitchen/Breakfast room with a range of hand made solid Maple wood wall and base units with recessed glass fronted cabinets and complementary marble work surfaces. There is a central island unit with marble surface which provides additional work space. Various appliances include a free standing, five ring 'Brittania' range cooker with extractor set in canopy above, built in Neff oven and microwave and an integrated dishwasher, with attractive wall and floor tiling. There is space and plumbing for an American style fridge freezer.

The Utility Room is comprehensively fitted with a range of wall and base units with sink unit, plumbing for a washing machine and tumble dryer, and a door to front courtyard area. The Vaillant Gas fired central heating boiler is housed in a cupboard off the utility room.

FIRST FLOOR

From the Entrance Hall, stairs lead to the first floor landing, with doors leading to all rooms and opening onto the superb Gallery Landing over the main central hall.

The spacious Master Bedroom suite has an aspect to the front, exposed wall and ceiling timbers. Two Dressing areas with built in units with storage and linen space. A timber door leads into the En Suite Bath/Shower Room which is fitted with a four piece suite including a freestanding cast iron bath with claw feet and shower attachment, wash hand basin, high level WC, walk-in shower cubicle with 'Lefroy Brooks' power shower, exposed timbers, hardwood flooring, attractive wall tiling and window the side aspect.

Bedroom 2 has exposed wall and ceiling timbers, an exposed chimney breast and aspect to the front

Bedroom 3 also has exposed wall and ceiling timbers with aspects to the side and front.

Bedroom 4 has built in wardrobes, exposed wall timbers and aspect onto the rear garden.

Bedroom 5 is a dual aspect room at the rear of the property



with built in wardrobes and potential to be adapted to incorporate an en suite shower room.

The Study off the gallery landing could also be used as a single bedroom.

The Family Bathroom is fitted to a high specification and comprises a contemporary style wash basin and matching freestanding bath, double shower cubicle with glass screen, WC and chrome heated towel rail and complementary wall and floor tiling.

The rear Shower Room is fitted with a three piece suite including a double shower cubicle, wash basin and WC.

SECOND FLOOR

From the first floor landing, a second staircase leads to Bedroom 6 with exposed timbers and vaulted ceiling

OUTSIDE

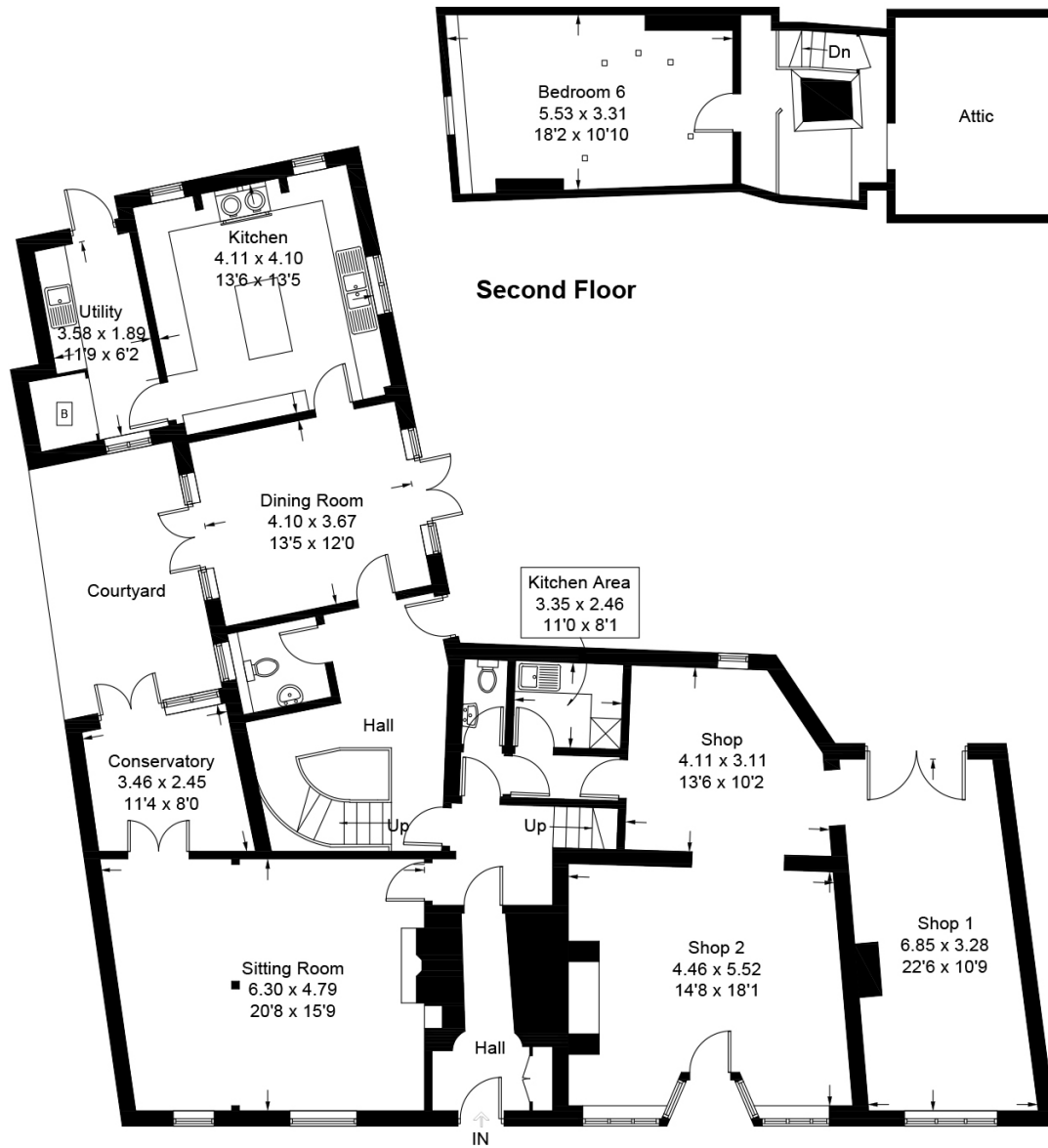
The beautifully landscaped Rear Garden incorporates an area of Astro-Turf lawn, as well as flower and shrub borders. Defined areas of paved terracing, provide ample space for al fresco dining, while fencing and trellising maximises privacy.

The garden leads through to the brick paved driveway which is set behind a high brick wall and is also accessed through wrought iron double gates. There is space for several cars as well as access to the Double Garage, which has water, power and lighting connected.

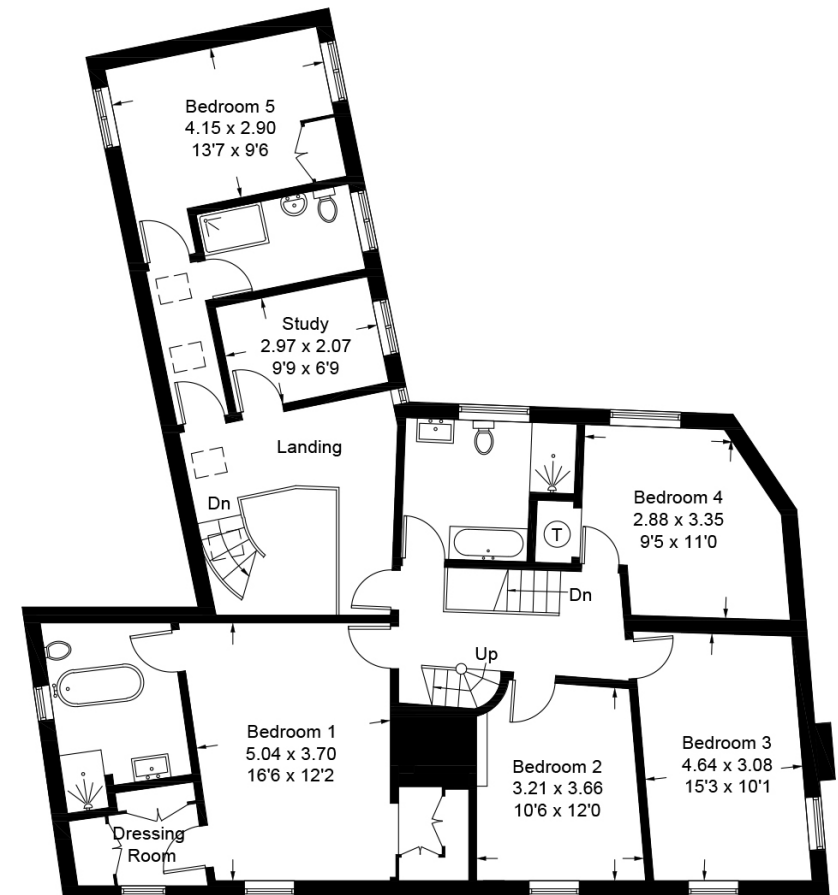
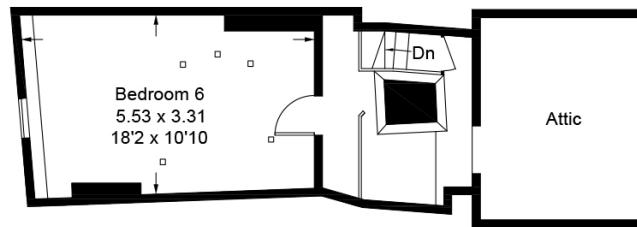
Opposite the garage is the Leisure Building, which currently houses a bar and provides a useful entertaining space, as well as scope for further accommodation.



Approximate Gross Internal Area = 359.8 sq m / 3873 sq ft
(Excluding Attic)



Second Floor





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