



**11 CHAMOIS CLOSE**  
Sawston

**Carter Jonas**

## 11 CHAMOIS CLOSE, SAWSTON, CAMBRIDGE, CB22 3UT

- Cambridge City Centre - approx. 7 miles  
- Whittlesford Railway Station - approx 1.5 miles

Sitting room • Family room • Kitchen/breakfast room • Conservatory/dining room • 5 Bedrooms (one currently used as a study) • 3 Bath/shower rooms • Landscaped gardens with gazebo • Studio/gym/home office • Off-street parking for 2/3 cars • EPC rating C

### DESCRIPTION

Chamois Close is located in a very pleasant residential area tucked away but within walking distance of the village centre.

No 11 is a superb, modern home offering over 1483sqft of versatile and bright accommodation. Since purchasing the property around 17 years ago the current owners have extended and refurbished the property to create a stylish and spacious home, ideal for growing families. The house sits on a lovely plot, backing onto the recreation ground affording the owner extra space for outdoor entertaining along with a detached useful studio, currently used as gym.

On the ground floor is a large sitting room with doors to the garden, a family room, fully fitted kitchen/breakfast room which in turns opens to the stunning conservatory, currently used as a dining room. The former garage has been partly converted into a guest bedroom, complete with en-suite jack and jill shower room, opening to the reception hall.

On the first floor are 4 further bedrooms, one used as a study and family bathroom and 1 en suite.

**AN IMMACULATELY PRESENTED DETACHED FIVE BEDROOM FAMILY HOME WITH DELIGHTFUL GARDENS SITUATED IN A QUIET CUL-DE-SAC CLOSE TO THE CENTRE OF THIS POPULAR SOUTH-CAMBRIDGESHIRE VILLAGE.**



## OUTSIDE

The property is approached over a driveway providing parking for 2-3 cars. There is also useful space (formerly part of the garage), accessed via an up and over door, for storage of bikes, bins etc.

The rear gardens are beautifully maintained and landscaped with some lovely al-fresco dining and relaxation areas. There is colourful and mature shrub and flower planting as well as a lawned area, gravelled pathways, a small ornamental pond, and a "decked" pergola from which to enjoy the evening sun. There is also a detached studio which could be used as a home office, gym etc. There is also a garden shed, perfect for storing garden machinery and furniture.

There is also a rear gate at the back of the garden opening to the recreation ground behind. This is ideal for taking dogs and children to the park.

## LOCATION

Sawston is a popular and extremely conveniently located and well served village located south of Cambridge offering superb and varied local amenities including shops, cafes, public houses and restaurants. There is also a doctors and a dentist surgery in the village. There is excellent schooling for all ages including the Bellfield Primary School (located just under a mile from the property). The village has a wonderful community feel with an established social and recreation network including an annual music festival and a cricket club. There are useful cycle paths linking in nearby villages and also a regular bus service into Cambridge. For the commuter there is easy access to the A11 and M11 along with a mainline railway station in Whittlesford (about 1.5 miles) with trains to Cambridge and London Liverpool Street.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

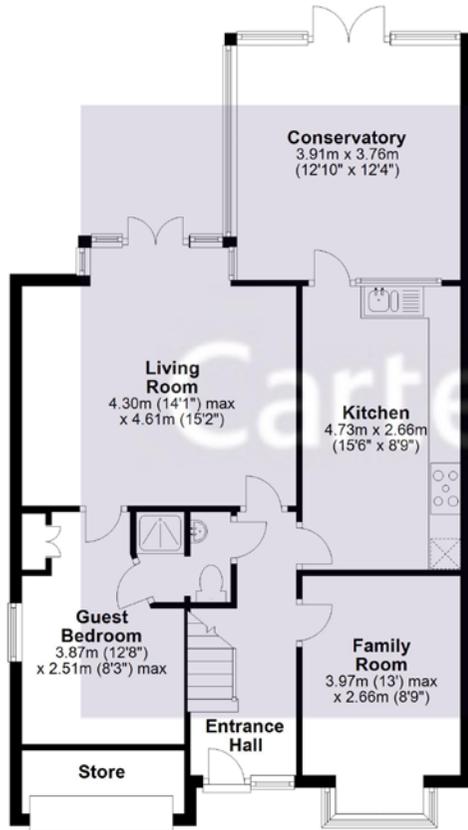
**Services:** Mains water, electricity, gas and drainage

**Local Authority:** South Cambridgeshire District Council

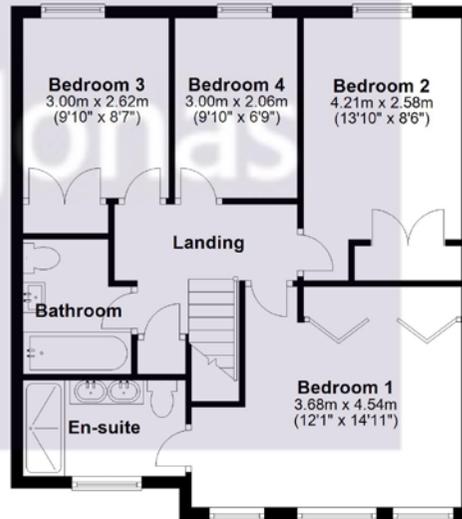
**Viewings:** Strictly by appointment with the Selling Agents  
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**Ground Floor**  
Approx. 79.4 sq. metres (855.1 sq. feet)



**First Floor**  
Approx. 58.4 sq. metres (628.3 sq. feet)



Total area: approx. 137.8 sq. metres (1483.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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