



## Single storey village house with two bed annexe

**17 Main Road, Little Gransden, Sandy, Bedfordshire SG19 3DN**

Freehold







Disabled access • Large open plan kitchen/living room • Four bedrooms, three bathrooms • Separately accessed two bed annexe • Landscaped gardens and detached double garage • Outbuilding

#### Local information

• Little Gransden is a small village which is next to its larger neighbour Great Gransden which is a pretty and thriving village with a mix of period and modern properties, a primary school, village shop/post office and a public house, The Crown & Cushion. There is a "Gransden Show" annually which is an agricultural event put on by the Gransden and District Agricultural Society.

• There are local facilities for everyday shopping at Cambourne and St Neots with more comprehensive shopping, schooling and recreational facilities available at the high tech University City of Cambridge 15 miles to the east.

• Mainline rail services are available into London King's Cross from both St Neots and Royston stations 7.4 & 13.8 miles respectively and the A1 at St Neots is reached via the A428 which is north of the village and leads in the east to the A14, M11 and Cambridge.

• Renowned independent schooling (St John's & King's College prep schools, St Faith's, St Mary's The Perse CoEd, Stephen Perse Foundation schools and The Leys) are found in Cambridge and other independent schools within the area include Kimbolton, Oakham, Uppingham and Oundle.

#### About this property

17 Main Road is a large detached single storey house which was extended and completely refurbished in 2016. The spacious accommodation is mainly on one level with a bedroom and bathroom to one end which are accessed via a short flight of stairs.

To the other end the property there is a self-contained two bedroom annexe which would provide flexibility and can be used as part of the house if required.

The previous owners had the house adapted for their own special mobility requirements and the potential annexe was designed to accommodate live-in carers. Some other special adaptations are also present but could be removed if not required.

The circulation areas upon entering the property are wide and the feeling of space is carried on through into the kitchen/living room at the heart of the house which has a good range of built-in kitchen units, integrated appliances and a wood burning stove. Joining this space is a top lit breakfast/garden room with views over the gardens and French doors leading out onto a wide paved terrace on this side of the house. There is an additional room and bathroom/wet room leading off the main bedroom/second living room. Plus, another bedroom with en suite bathroom from the



hallway in the main part of the property.

The accommodation is shown in greater detail in the attached floor plans.

The house is approached over a private drive from the village road and offers ample space for the parking of a number of cars. There is a detached double garage with electric up and over door and a wheelchair lift which provides assisted access to the upper entrance level, also reached by a flight of steps close to the front door or via a sloped path at the rear of the garage.

The gardens are lawned, with hedged boundaries and back onto open pasture. There is a separate timber barn/outbuilding with two open bays to one end and a pair of rooms providing space for storage or garden machinery.

**Tenure**

Freehold

**Local Authority**

South Cambridgeshire District Council: Band F

**Viewing**

Strictly by appointment with Savills









17 Main Road, Little Gransden, Sandy, Bedfordshire SG19 3DN

Gross internal area (approx) 2,672 sq ft

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Approximate Area = 248.2 sq m / 2672 sq ft

Garage = 38 sq m / 409 sq ft

Barn = 27.9 sq m / 300 sq ft

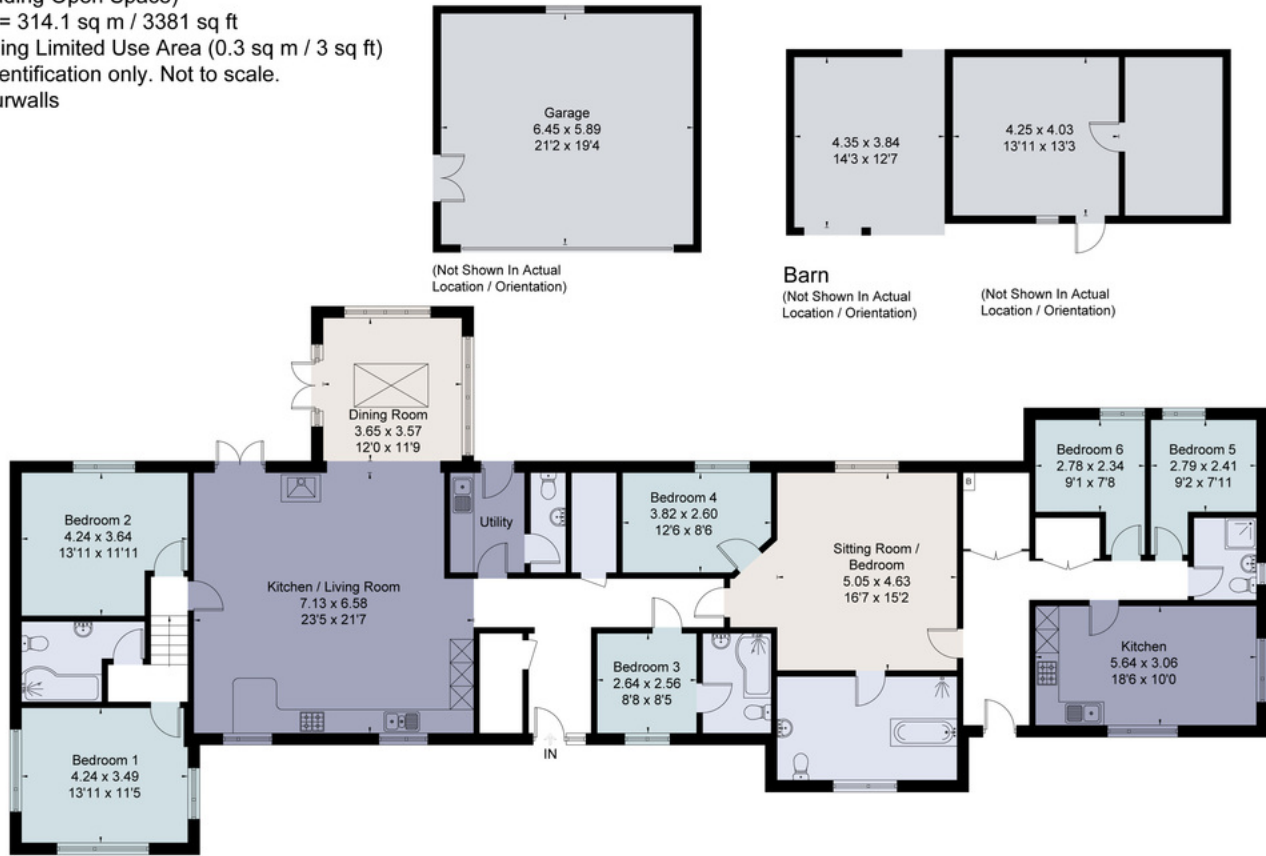
(Excluding Open Space)

Total = 314.1 sq m / 3381 sq ft

Including Limited Use Area (0.3 sq m / 3 sq ft)

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	59	71
(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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