

LOCATION Swavesey is located approximately 9 miles (14.48 kilometres) north-west of Cambridge and 9.1 miles (14.65 kilometres) south-east of Huntingdon, at junction 24 on the A14.

VILLAGE INFORMATION Swavesey has a diverse community with many families opting for the location, due to a successful preschool, primary school and village college rated outstanding by Ofsted.

With the expansion of the A14 due to complete in the summer of 2020, the expectation is that the residents will see better flowing traffic and will benefit from the use of the additional local byroads. The stop for the guided bus is located close to the nature reserve, parallel to the track is a cycle path which is popular for runners and walkers.

A few interesting facts about the village are that the meridian line runs through it, was recorded to have previously been occupied with 27 public houses and had a port where boats came into the middle of the village on market street.

On the green sits an attractive pavilion used by the community, as well as a children's play area. Swavesey is also fortunate to neighbour the RSPB nature reserve with miles of walks along the river that leads on to Fen Drayton lakes where many types of wildlife can be found.

FACILITIES There is a convenience store with post office and a thatched village shop situated in the historic market square, which plays host to a number of events such as farmer markets, carol singing and barrel rolling at the well attended May Bank Holiday celebrations.

The local pub, The White Horse, often puts on live local music, has a great atmosphere with traditional food available and a wide range of real ales.

Other facilities include various churches, a popular coffee shop, swimming lessons that take place at the windmill which is also a perfect wedding venue with a lake and marquee.

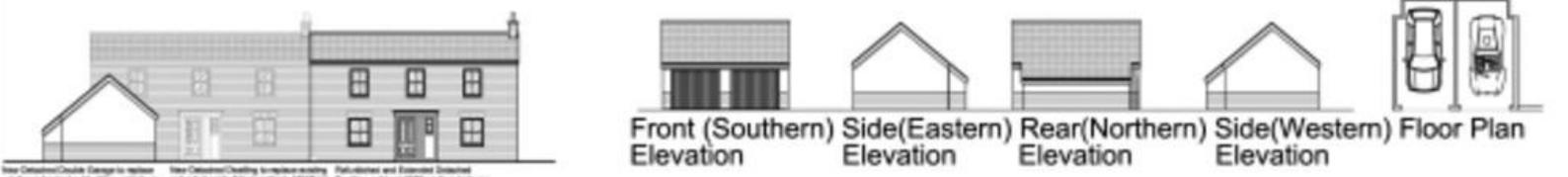
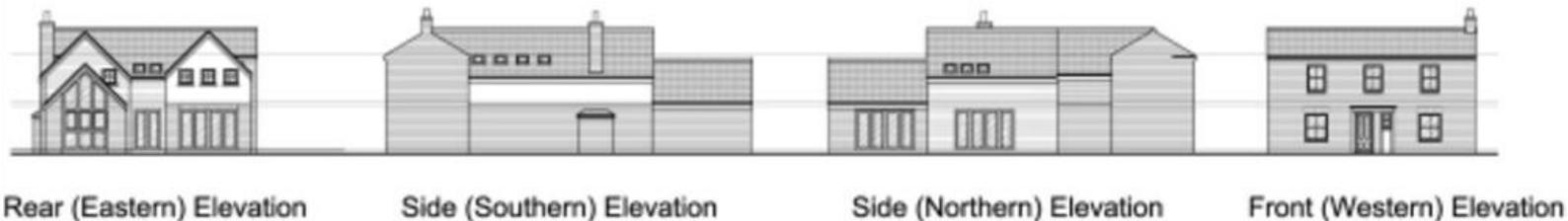
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Road Side Elevation of Complete Proposal



Ground Floor Plan



First Floor Plan



Block Plan 1:200

**Facing Materials**

**Roofing:** Cambridge Blue Slate to half width, with asbestos free tiles on other half. Purline made heavy duty for window head above. Traditional render above head course.

**Roof Covering:** Natural Slate, Red Clay Ridge Tiles.

**External Joinery:** Traditional softwood painted white.

**Garage Building:** Cambridge Blue Slate, with Victorian style ironwork and door handle and strap and key lock. Purline made heavy duty for window head above. Traditional render above head course.

**Roof Covering:** Natural Slate, Red Clay Ridge Tiles.

**External Joinery:** Traditional softwood painted white.

**External Structure:** Traditional softwood painted white with window sills and gables.

**Roof of side and end windows:** 1800mm high lead lined with soft lead with 40mm insulation and 100mm high lead lined with soft lead.

**Site Area:** Traditional softwood parking.

**Plot Area:** 100% paving grade of natural stone.

**Scale:** 1:100

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123 Middlewatch, Swavesey, Cambridge, CB24 4RP

£275,000 Freehold

A building plot for a four bedroom detached house with double garage. Further details of which can be found of South Cambs DC planning portal using the ref: S/2362/16/FL.

