

ENTRANCE PORCH 7' 10" x 7' 5" (2.39m x 2.26m)

Entrance door with stained glass and three double glazed windows, radiator, slate tiled floor and door to kitchen/diner.



KITCHEN/DINER 14' 8" x 9' 11" (4.47m x 3.02m) Double glazed window to rear. Range of fully fitted solid wood in-frame hand made kitchen wall and base units with solid wood work surface over and inset butler sink. Plumbing and space for washing machine, space for gas cooker and fridge. Full height radiator, under stair storage cupboard, terracotta tiled floor, door to living room.

LIVING ROOM 11' 5" x 11' 0" (3.48m x 3.35m) Double glazed window to front, radiator, multi fuel stove inset to fireplace with oak beam and brick hearth, built in cabinet and shelving to recess, further built in shelving unit and stairs to first floor.

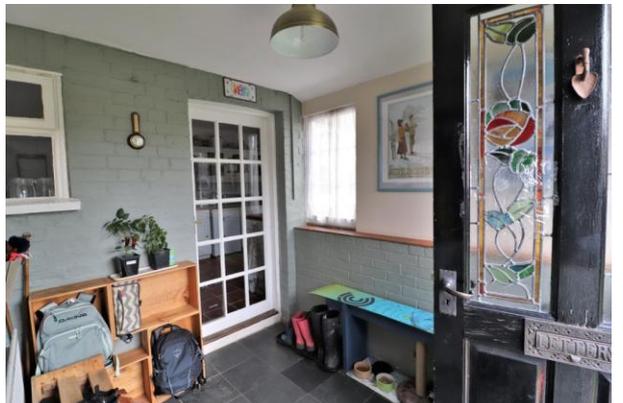


BEDROOM ONE 14' 10" x 11' 9" (4.52m x 3.58m) Double glazed window to rear, radiator.

BEDROOM TWO 11' 6" x 11' 1" (3.51m x 3.38m) Double glazed window to front, radiator and built in cupboard.

BATHROOM Obscured double glazed window to front, wc, hand basin inset to built in dresser with cabinet storage and mirror, tiled splash back, solid wood work surface and bath with tiled splash back, chrome shower fitting, radiator.

PARKING AND GARDENS The rear garden is laid to artificial turf, enclosed by fencing with paved patio area and gated pedestrian access. There is brick built barn currently used as a utility with power and light connected (this could easily converted into a home office, subject to the necessary consent) There is also further parcel of land to the rear of the property, access via a shared path and a gated access to a large expanse of lawn, vegetable growing area and a timber shed.



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 complete 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.

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.



Ground Floor



First Floor



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30 High Street, Swavesey, Cambridge,
CB24 4QU

£270,000 Freehold

This charming period home is located in the heart of this sought after village of Swavesey. The property is offered for sale in great order and includes a tradition sold wood kitchen with butler sink, log burning stove in the cosy sitting room and double excellent size bedrooms, with a cottage style first floor bathroom. There is a low maintenance garden to the rear and useful barn which currently is used for storage but could be converted to a home office with the necessary consent. In addition to this is a wonderful parcel of land at the rear of the property, laid mainly to lawn but with vegetable growing area, this is a perfect little haven.



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