

**LOCATION** Swavesey itself has a diverse community with many families opting for its location, due to the successful Primary School and Outstanding Ofsted rated Village College, which also has a gym and evening classes available to the public. The property is a short walk to the convenience store and Post Office, and in the village there is also a thatched village shop, a coffee shop, a public house serving a wide range of real ales and a number of churches and community buildings. On the green sits an attractive pavilion and children's play area. Swavesey is also fortunate to have the wonderful RSPB nature reserve with miles of walks along the river and leading to Fen Drayton lakes. With access to Cambridge via a regular bus service, together with a stop for the guided bus way and is junction 28 on the A14.



**ENTRANCE HALL** Stairs to first floor, under stairs storage cupboard, radiator, doors off.

**DINING ROOM** 12' 11" x 12' 10" (3.94m x 3.91m) Double glazed window to front, double radiator, hatch to kitchen.



**KITCHEN** 11' 9" x 11' 7" (3.58m x 3.53m) Double glazed window to rear, double glazed door to side, range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splash back, stainless steel sink unit with mixer tap, stainless steel double oven and hob with extractor hood over, plumbing for dishwasher, space for fridge/freezer, double radiator, hatch to dining room, tiled floor.



**UTILITY ROOM** 5' 10" x 5' 8" (1.78m x 1.73m) Window to rear, wall mounted combination boiler, plumbing for washing machine, space for tumble dryer, stainless steel sink unit with mixer tap, base units with worktop surface over and tiled splash back, storage cupboard.

**GROUND FLOOR CLOAKROOM** Obscured window to rear, WC, hand basin, heated towel rail, tiled floor.

**LIVING ROOM** 24' 11" x 13' 11" (7.59m x 4.24m) Double glazed window to front, French doors to the garden, two radiators, open fire.



**STUDY** 9' 11" x 9' 1" (3.02m x 2.77m) Window to rear, radiator.

**FIRST FLOOR LANDING** Double glazed window to front, doors off, storage cupboard, loft access (partially boarded).



**BEDROOM ONE** 13' 11" x 11' 1" (4.24m x 3.38m) Double glazed window to front, radiator, double wardrobe with shelving and hanging.

**BEDROOM TWO** 12' 11" x 12' 0" (3.94m x 3.66m) Double glazed window to front, double wardrobe with shelving and hanging, radiator, wardrobe with shelving and hanging.

**BEDROOM THREE** 11' 11" x 11' 10" (3.63m x 3.61m) Window to rear, radiator.



**BEDROOM FOUR** 11' 5" x 10' 4" (3.48m x 3.15m) Window to rear, radiator.

**SHOWER ROOM** Obscured window to rear, WC, hand basin inset to cabinets, tiled shower cubicle, heated towel rail.

**BATHROOM** Obscured window to rear, WC, hand basin inset to vanity unit with tiled splash back, wall mounted cabinets, bath, chrome heated towel rail, inset spotlights to ceiling, extractor fan.

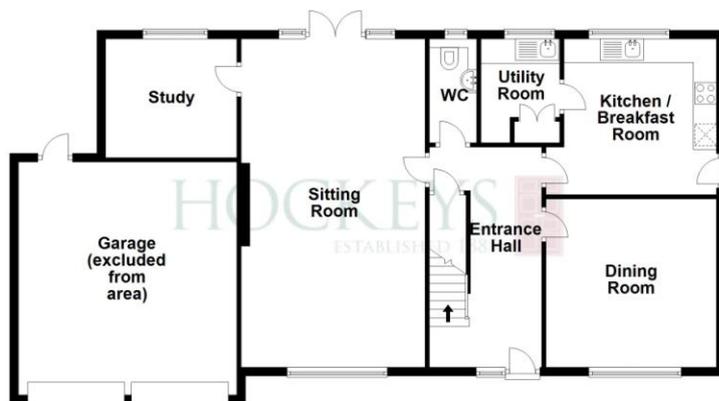


**GARDEN AND PARKING** To the front of the property is a gravel driveway providing off road parking, leading to an adjoining double garage, with two up and over doors, power and light connected and has an inspection pit. The rear garden is a generous size and mainly laid to lawn and enclosed by fencing, with a paved patio area.



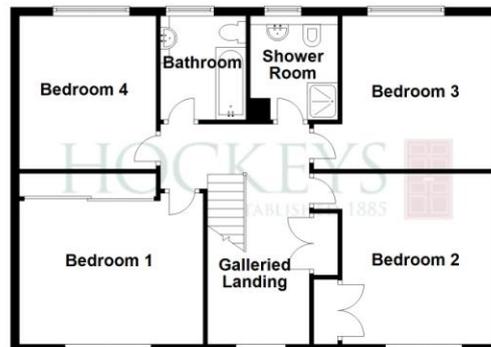
### Ground Floor

Approx. 92.1 sq. metres (991.6 sq. feet)



### First Floor

Approx. 83.7 sq. metres (901.1 sq. feet)



Total area: approx. 175.8 sq. metres (1892.7 sq. feet)

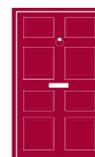
Drawings are for guidance only  
Plan produced using PlanUp.

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**HOCKEYS**  
ESTABLISHED 1885





20 Gibraltar Lane, Swavesey, Cambridge,  
CB24 4RR

£485,000 Freehold

Traditionally built by a local builder is this substantial family home which sits within a generous plot and offers versatile accommodation, including a spacious entrance hall, large sitting room and separate office. The kitchen and dining room are alongside and would make an ideal open plan, modern space. There are four double bedrooms, a shower room and bathroom on the first floor. The in and out driveway provides off road parking for numerous vehicles and there is the additional advantage of an adjoining double garage.



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