

Dating back to 1700's, this attractive detached cottage has been modernised and improved in recent years. Situated within a quiet lane, close to the centre of this most sought after village. The property comprises a entrance hall, dining room with fireplace. An impressive sitting/dining room with original timber beams, a brick fireplace inset to the original inglenook with inset log burning stove and French door lead to the professionally landscaped garden. The kitchen is a traditional style with space for a breakfast table and leads to a rear lobby and ground floor wc. The spacious landing provides access to the three bedrooms, with en suite to master and a separate first floor shower room. The loft could be converted into further accommodation, subject to the necessary consent.



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

**DINING ROOM** 11' 7" x 10' 6" (3.53m x 3.2m) Double glazed window to front, feature circular window to side, feature timber beams, open fire with brick hearth and brick surround, double radiator.



**LIVING ROOM** 19' 1" x 18' 11" (5.82m x 5.77m) Two double glazed window to front and one to side, French doors to garden. Feature beams and original beams to ceiling and walls, brick fireplace with inset log burning stove, two double radiators, door to kitchen/breakfast room.



**KITCHEN/BREAKFAST ROOM** 15' 0" x 8' 9" (4.57m x 2.67m) Double glazed window to rear. Range of fully fitted wall and base units with drawers under rolled edge worktop surface over and tiled splashback, inset one and a half stainless steel sink unit and mixer tap, double oven, space for fridge/freezer, plumbing and space for washing machine and dishwasher, integrated fridge, half tongue and groove walls, radiator, door to rear lobby.

**REAR LOBBY** 4' 8" x 3' 10" (1.42m x 1.17m) Double glazed secured door to garden.

**GROUND FLOOR CLOAKROOM** Obscured double glazed window to rear, WC, hand basin, half tiled walls, radiator, double built in utilities cupboard.



**FIRST FLOOR GALLERIED LANDING** Double glazed window to front, doors off.

**BEDROOM ONE** 12' 0" x 11' 8" (3.66m x 3.56m) Double glazed windows to front and side, double built in wardrobe with shelving and hanging, double radiator.

**ENSUITE BATHROOM** Obscured double glazed window to side and rear, window seat, half tongue and groove to walls, WC, hand basin, rolled top claw foot free standing bath with chrome shower fitting, chrome heated towel rail.

**BEDROOM TWO** 12' 10" x 10' 7" (3.91m x 3.23m) Double glazed windows to side and rear, range of built in wardrobes with shelving and hanging, radiator.

**BEDROOM THREE** 9' 8" x 8' 6" (2.95m x 2.59m) Double glazed window to side, radiator.

**STAIRS TO LOFT SPACE** Loft space is fully boarded and insulated. Planning permission for a loft conversion was granted but is now lapsed. Via South Cambs DC planning portal for details please search using ref S/0984/12/FL

**FIRST FLOOR SHOWER ROOM** Obscured double glazed window to rear, WC, hand basin, tiled shower cubicle, fully tiled walls, chrome heated towel rail, linen cupboard with shelving.

**PARKING AND GARDENS** To the side of the property there is a driveway providing off road parking leading to a brick built garage with up and over door, power and light connected.

The rear garden is professionally landscaped, slate patio, artificial turf, raised timber decked area with inbuilt lighting, enclosed by fencing, timber shed.

**LOCATION AND FACILITIES** 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. There is a convenience store with Post Office and a thatched village shop situated in an historic market square, as well as various churches, a coffee shop and a public house serving a wide range of real ales. On the green sits an attractive pavilion, used by the community. Swavesey is also fortunate to have the wonderful RSPB nature reserve with miles of walks along the river and leading to Fen Drayton lakes.





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**HOCKEYS**  
 ESTABLISHED 1885





Genie Cottage, 25/26 Black Horse Lane,  
Swavesey, Cambridge, CB24 4QR

£435,000 Freehold

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