

ENTRANCE PORCH Window to front, tiled floor and door to open plan living/dining room.

LIVING/DINING ROOM 26' 9" into the inglenook x 15' 2" narrowing to 12' 10" (8.15m x 4.62m) Two double glazed windows to front and window to side. Original inglenook fireplace with stone tiled hearth and inset gas stove, original beams to walls and ceiling, two double radiators, door to kitchen/breakfast.

KITCHEN/BREAKFAST ROOM 9' 11" x 9' 8" (3.02m x 2.95m) Stable door to side, window to rear. Range of fully fitted wall and base units with tiled work surface and splashback. Inset one and a half sink unit and mixer tap with water filter, stainless steel double oven with four ring gas hob and extractor hood over, space for fridge/freezer, inset spotlights to ceiling, radiator and tiled floor.

REAR LOBBY Partially tiled and engineered oak floor, coat and shoe storage and radiator, door to ground floor bathroom and utility.

GROUND FLOOR BATHROOM Two obscured windows to rear. Three piece suite comprises WC, hand basin and corner jacuzzi bath with chrome shower fitting over and tiled splashback, chrome heated towel rail, inset spotlights to ceiling and tiled floor.

UTILITY ROOM 11' 2" x 4' 3" (3.4m x 1.3m) Window to rear. Wall mounted boiler, plumbing and space for washing machine, space for either tumble dryer or second fridge, airing/drying racks and hooks, radiator and engineered oak flooring, door to inner hall.

INNER HALL Stairs to first floor landing, doors to bedrooms one and two.

MASTER BEDROOM 13' 8" x 10' 11" to wardrobe (4.17m x 3.33m) Window to front. Range of built-in wardrobes with hanging, exposed original timbers, chimney breast, Victorian style radiator.

BEDROOM TWO 15' 8" x 12' 0" (4.78m x 3.66m) Window to side. Range of built-in wardrobes with shelving and hanging, access to partially boarded loft and radiator.

GARDENS AND PARKING The front garden is mainly laid to lawn and enclosed by hedging and fencing to sides



with well stocked perennial borders. An array of matures trees and shrubs offer a degree of privacy, there is also an area which currently houses a caravan and a gravel driveway which leads to the rear of the property.

To the rear of the property is a gravel off road parking area for 3 cars and vehicle access to 75 Middle Watch. The garden and wonderful planting is one of this cottage's many attributes, with Wisteria and a grape vine growing along the rear and side of the property, this view is as attractive as the chocolate box front aspect.

The beautiful east facing, cottage style garden comprises an expanse of lawn, well stock perennial borders and fencing and hedging to the boundary. A paved patio and further raised decked area with mature apple tree, vegetable growing area, timber shed and green house, all included in sale.

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.

With the completion of expansion to the A14, residents now benefit from better flowing traffic and 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.

AGENTS NOTE This property is to be sold including a new Thatched Ridge and Complete Roof Dressing paid for by the vendor.

The work has been scheduled with a local Thatch craftsman for Summer 2021 (Weather and Covid restrictions dependent).





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77 Middle Watch, Swavesey,
Cambridge, CB24 4RW

Guide Price £395,000 Freehold

Situated within the heart of the sought after village of Swavesey is this delightful grade II listed thatched cottage dating back to 1680. This property is a wonderful piece of history and offered for sale in excellent order throughout. The beautiful cottage style gardens to the front and rear are well tended and a haven for wildlife.

This Semi-detached accommodation comprises an entrance porch leading to an open plan dining room and study area, through to a spacious snug with stove inset to inglenook with original beams. The modern kitchen includes a free standing island, with a stable door to the side. The inner hall provides access to a ground floor bathroom and separate utility room. The first floor comprises two generous double bedrooms, both with ample built in wardrobes and original beams.



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