

**ENTRANCE PORCH** Two double glazed velux windows to vaulted ceiling, open plan to entrance hall.

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

**KITCHEN/DINING/FAMILY ROOM** 21' 8" x 17' 5" (6.6m x 5.31m) Partially vaulted ceiling with two double glazed velux windows, two double glazed windows to front and one to rear, door to garden.

Range of fully fitted bespoke hand made base units with quartz work surfaces with return splashback, double butler sink with mixer tap, double built-in pantry, integrated dishwasher and washing machine, plumbing and space for American style fridge/freezer, inset cooker with in-built extractor, inset spotlights to ceiling, two full height Victorian style radiators, tiled floor.

**LIVING ROOM** 16' 6" x 10' 3" (5.03m x 3.12m) Double glazed window to front, open plan to dining room.

**DINING ROOM** 10' 4" x 10' 0" (3.15m x 3.05m) Double glazed French doors to garden, radiator.

**GROUND FLOOR CLOAKROOM** Obscured double glazed window to rear, wc and hand basin inset to vanity unit with tiled splashback, Victorian style radiator, tiled floor.

**STAIRS TO FIRST FLOOR LANDING** Doors off, loft access, airing cupboard housing hot water tank with shelving.

**BEDROOM ONE** 14' 1" x 9' 11" including walk-in wardrobe (4.29m x 3.02m) Double glazed window to front, Victorian style radiator.

**ENSUITE** Obscured double glazed window to front, wc, hand basin inset to vanity unit with tiled splashback, corner quadrant tiled shower cubicle with chrome fitting, chrome heated towel rail, extractor fan.

**BEDROOM TWO** 9' 11" x 8' 10" (3.02m x 2.69m) Double glazed window to rear, range of built-in wardrobes with shelving and hanging, radiator.

**BEDROOM THREE** 10' 5" x 9' 5" (3.18m x 2.87m) Double glazed window to rear, radiator.

**BEDROOM FOUR** 9' 4" x 7' 9" (2.84m x 2.36m) Double glazed window to front, radiator.



**FAMILY BATHROOM** Obscured double glazed window to rear, wc, hand basin inset to vanity unit, bath with tiled splashback and chrome shower fitting over, chrome heated towel rail, inset spotlights to ceiling, extractor fan, tiled floor.

**GARDENS AND PARKING** To the front of the property is a block paved driveway, providing off-road parking for numerous vehicles, leading to the garage.

At the rear of the garage is a gravelled, covered storage area and bin store.

The rear garden is laid to artificial grass with a decked area with in-built seats, various shrubs set to raised timber edged borders and fencing to the boundary.

**GARAGE** 17' 0" x 12' 7" (5.18m x 3.84m) Double glazed door to garden, up and over door, overhead storage, power and light connected, wall mounted gas boiler.

**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.

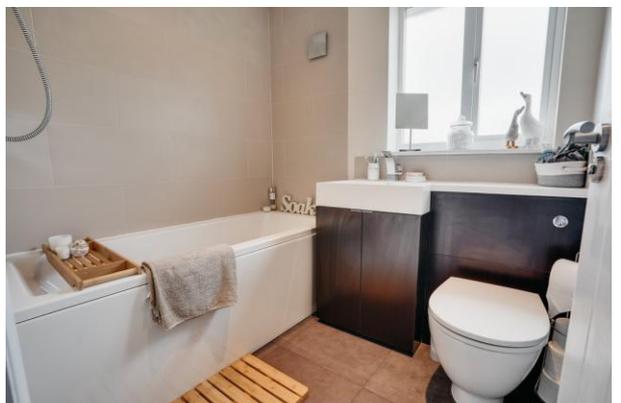
There is a convenience store with Post Office and a thatched village shop situated in an historic market square, as well as various churches, a coffee shop and a public house serving a wide range of real ales.

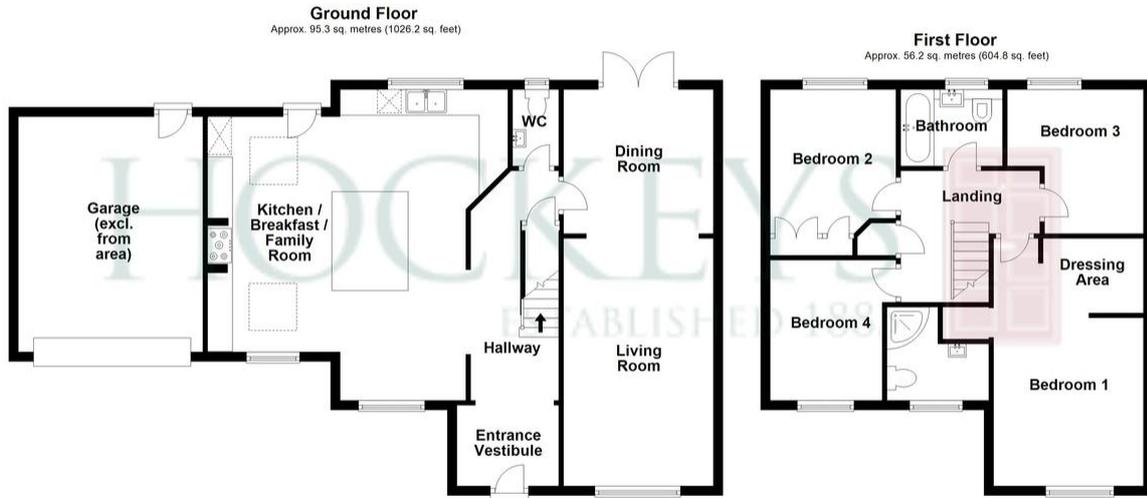
On the green sits an attractive pavilion, used by the community.

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** The property currently has planning permission for a loft conversion. Further information of which can be obtained on the South Cambs DC S/0654/19/FL.





Total area: approx. 151.5 sq. metres (1631.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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6 Chantry Close, Swavesey,  
Cambridge, CB24 4GJ

Offers Over £500,000 Freehold

A beautifully presented and hugely improved, modern four bedroom detached house situated within a sought after cul de sac, central to the village and its many amenities.

The accommodation comprises an extended porch with entrance hall, a superb open plan kitchen/dining family room with vaulted ceiling and handmade kitchen. There is also a separate dining room with French doors to the west facing garden, plus a cosy sitting room.

There are four bedrooms, with en suite and walk in wardrobe and modern family bathroom.

The oversized attached garage and driveway provide parking and storage, plus there is also current planning permission for a loft conversion.



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