



Chantry Close, Swavesey, CB24 4GJ  
£525,000 Freehold

HOCKEYS  
ESTABLISHED 1885



## INTERIOR

The spacious entrance hall with Karndean flooring and internal oak doors throughout, this leads to the cosy living room with bay window and log burning stove. The open plan kitchen is fitted with a comprehensive range of wall and base units with granite work surfaces over and integrated Neff appliances and is open plan to the dining area, with French door which overlook the landscaped garden. The family room conveniently adjoins the kitchen/dining room and also benefits from having French doors opening into the garden. There is also a utility room, with further storage and space for washing machine and tumble dryer, in addition is also a large boot room, with further built-in storage. The generous home office provides a private space to work from home and there is also a ground floor WC. The first-floor accommodation is accessed via a galleried landing with an oak and glass staircase and a continuation of internal oak doors. The impressive master bedroom includes a range of built in wardrobes, as well as a recently refitted en suite shower room. There are three further bedrooms and a refitted family bathroom with four piece suite completes the first floor. The property is also fitted with a Honeywell EVOHOME heating system.

## EXTERIOR

To the front of the property is a block paved driveway providing off road parking for three cars, the leads to the partly converted garage which now comprises a storage space for bikes. There is also a small lawned area with mature planting. Gated access leads to the landscaped rear of the property, the elevated seating area offers views over the professionally landscaped and east facing garden. With a large lawn area and mature planting to the boundaries. The second section of the garden provides a space for a play area and shed.

## LOCATION

Swavesey itself has a diverse community with many families opting for its location, due to the successful Primary School

## KEY FEATURES

- Easy Access to Cambridge
- Log Burning Stove
- On Guided Bus Route
- Modern Kitchen and Bathrooms
- Sought After Village
- Excellent Decorative Order
- Outstanding Village College
- Home Office



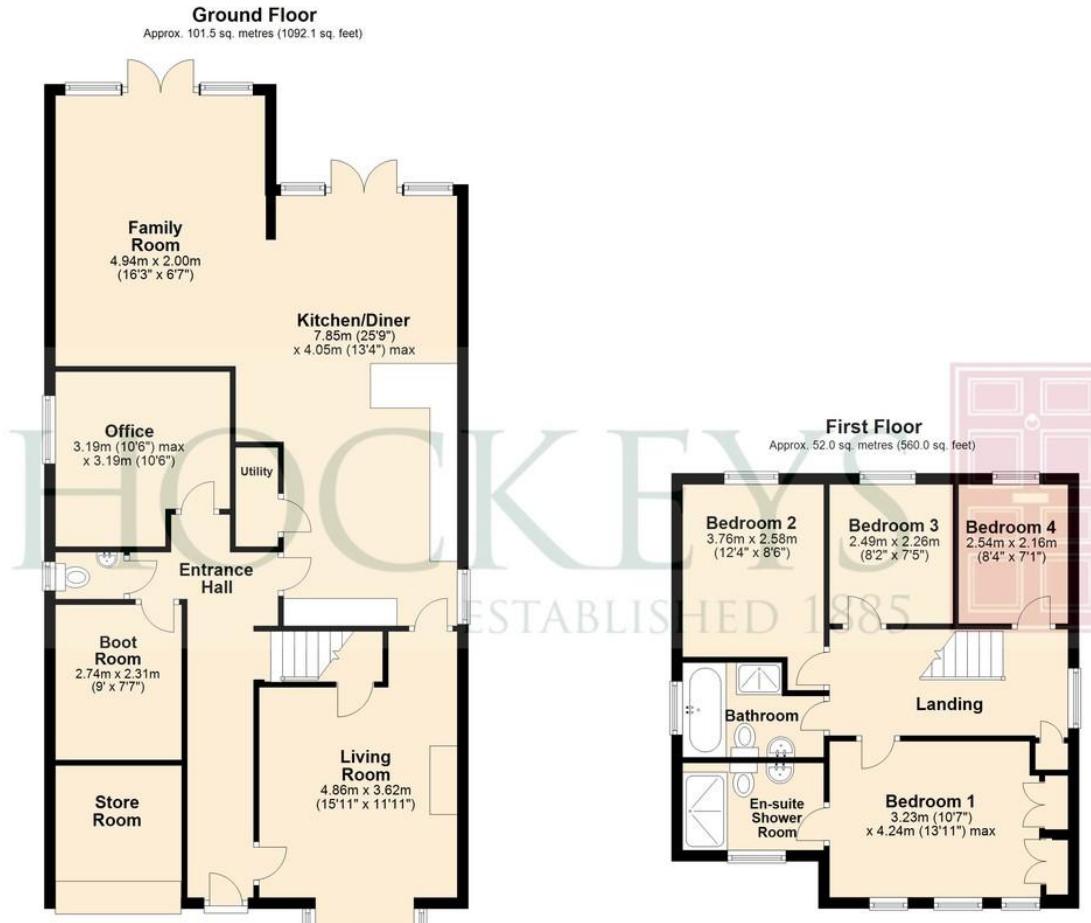
and Outstanding Ofsted rated Village College. There is a convenience store with Post Office and a thatched village shop situated in an historic market square, as well as various churches, a coffee shop and a public house serving a wide range of real ales. On the green sits an attractive pavilion, used 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.



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## ADDITIONAL INFORMATION

**Local Authority**  
South Cambs District Council

**Council Tax Band**  
E

**Services**  
Mains

**Transport Links**  
A14, M11 and A1  
Guided Bus Stop Longstanton  
Nearest Train Stations Huntingdon 10 Miles,  
Cambridge North 10 Miles

**Energy Rating**  
Energy Efficiency Rating C

**Tenure & Possession**  
Freehold

**Vendors Position**  
Onward chain

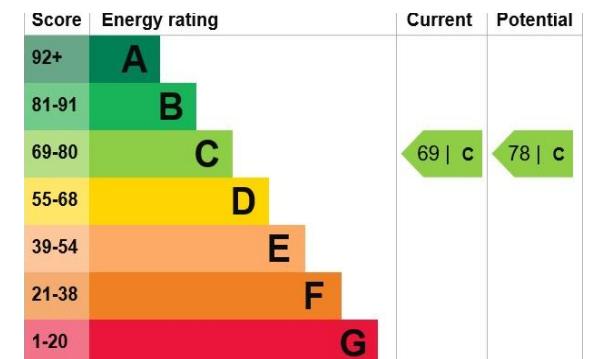


Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.