



Middle Watch, Swavesey, CB24 4RP
£575,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A beautifully presented, double fronted Victorian house situated within a sought after village and offering versatile and well planned accommodation of over 1800 sqft. The property benefits from having some original features remaining, such as strip wood floors and panel doors, Victorian tiled floor and cast iron fire places. Accommodation includes two reception rooms, an attractive cottage style open plan kitchen/dining room with French doors which lead to the south/east aspect garden. There are four double bedrooms, one being ground floor and an en suite and family bathroom, both following a traditional and high quality style as found throughout the property.

INTERIOR

The storm porch leads to the entrance hall with original panel doors throughout both the ground and first floor accommodation. There is a cosy sitting room with dual aspect sash windows, wood floor and cast iron fireplace as well as a generous dining room which features an attractive brick weave floor and original fireplace. The central vestibule includes an original decorative tiled floor, with an open staircase leading to the first floor. The open plan kitchen/breakfast room comprises a cream shaker style range of units with solid wood butchers block work surface, vaulted ceiling with velux windows and French doors to the garden. There is a separate utility room, ground floor wc and fourth bedroom/play room. On the first floor is are three spacious double bedrooms, with en suite to master and a family bathroom.

EXTERIOR

To the front of the property is a small garden with picket fence, and a driveway along side which lead to the adjoining garage. The property is positioned on a corner plot, to the side

KEY FEATURES

- Easy Access to Cambridge
- First Floor Family Bathroom
- Excellent Local Schools
- Ground Floor 4th Bedroom
- Two Reception Rooms
- Separate Utility and Gnd Flr WC
- Kitchen/Break fast
- Attractive Vestibule
- En Suite to Master
- Over 1800 sqft of Accommodation





is another parking area, with fencing to the boundary. The garden is south/east facing and mainly laid to lawn with various flowers and shrubs set to borders and beds, mature trees which include various fruit trees. A gravel patio and outside tap, also access to the rear of the garage.

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. 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.



Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

www.hockeys.co.uk

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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band
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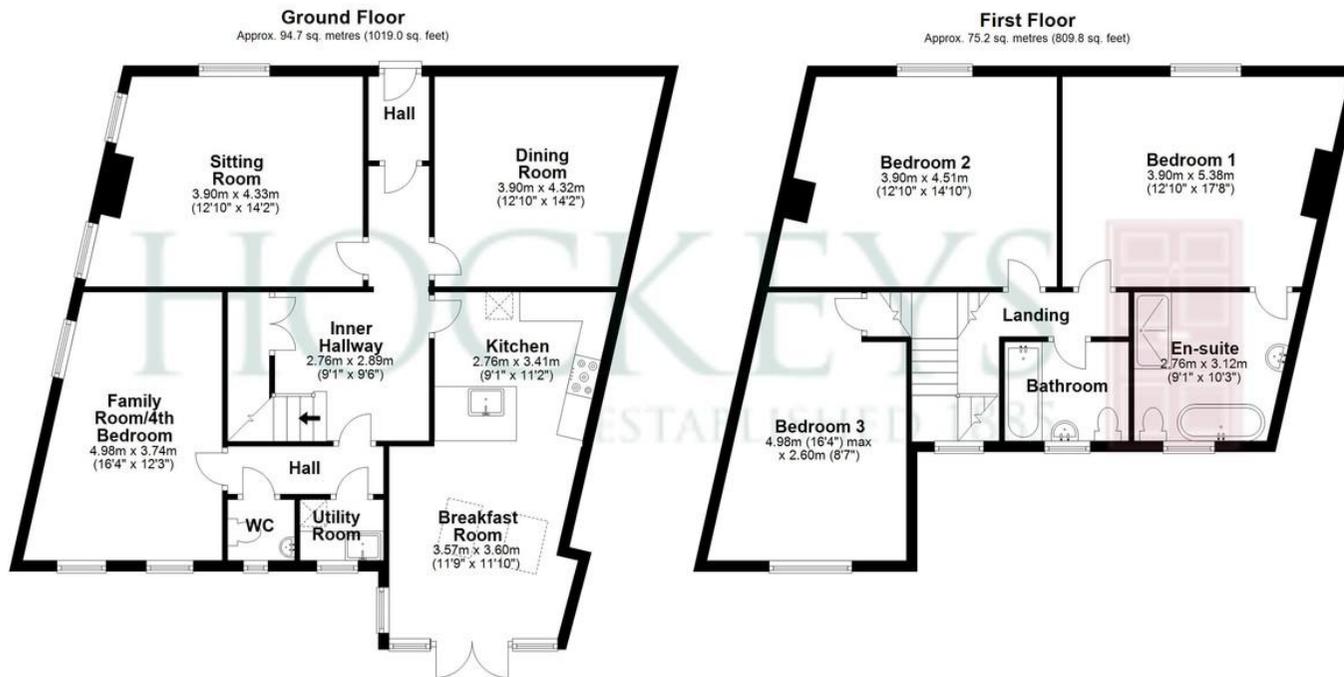
Services
 Mains gas, electricity and water

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



Total area: approx. 169.9 sq. metres (1828.8 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.