



Boxworth End, Swavesey, CB24 4RA  
OIEO £700,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

A substantial, double bay fronted Victorian house situated within the heart of this much requested village. The property is sold with the advantage of no onward chain and offers scope for updating and improving. With accommodation of almost 2500 sqft which includes three generous reception rooms, a farmhouse style kitchen and large utility room, with separate boot room. The five bedrooms are accessed via a galleried landing, plus a family bathroom, en suite and separate wc. There is a gated, gravel driveway which leads to a garage, rear garden and detached two storey barn. The barn lends itself perfectly as a self contained annex/home office or studio space, currently contains housing a shower room, WC and sauna.

## INTERIOR

The impressive entrance hall with original staircase, leads to the two principle receptions rooms, both with large bay windows. The middle reception room includes a walk-in cupboard and leads to the large kitchen/dining room, a separate utility, boot room and ground floor wc. The galleried landing provides access to all first floor accommodation, which comprises three double bedrooms and two smaller but yet still generous single bedrooms, a first floor WC and family bathroom.

## EXTERIOR

To the front of the property is an established, walled garden with well stocked borders and an expanse of lawn. Alongside the property is a gravel driveway which provides off road parking for numerous vehicles and leads to the rear of the property. The rear garden is enclosed by fencing and incorporates a detached, two-storey barn which lends itself easily to be converted to a self-contained annexe or studio, with a WC, shower and sauna currently included.

## LOCATION

### KEY FEATURES

- Property With Potential
- Energy Rating D
- Three Receptions
- Garage
- Five Bedrooms
- Accommodation of 2500 sqft
- Two Storey Barn/Annex
- Outstanding Rated Secondary School
- No Chain
- On Guided Bus Way





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.



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## ADDITIONAL INFORMATION

**Local Authority**  
 South Cambs District Council

**Council Tax Band D**  
 2022/2023 Annual £3,407

**Services**  
 Mains gas, electricity and water

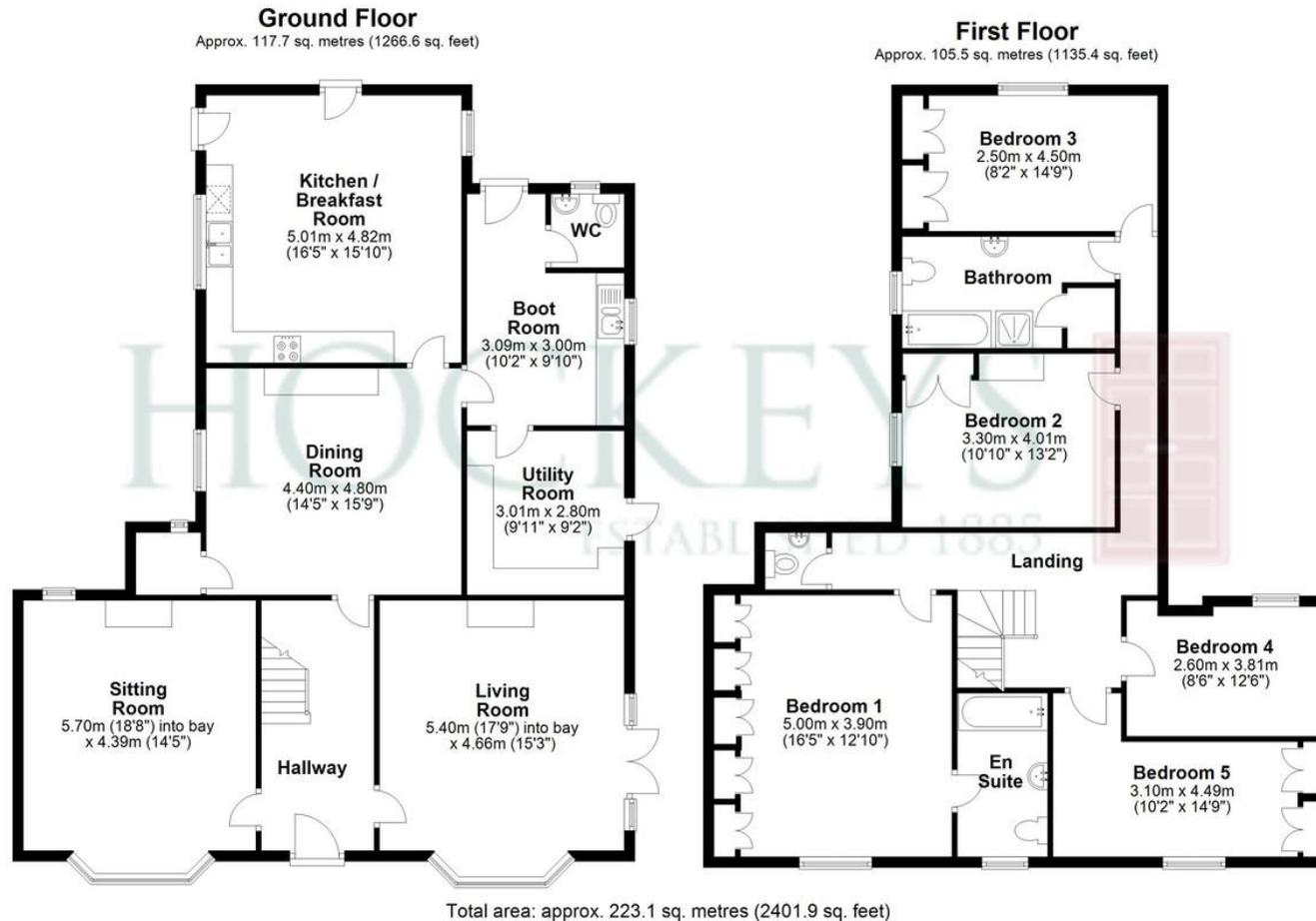
**Transport Links**  
 A14, M11 and A1  
 Guided Busway – 0.1 mile  
 Huntingdon Train Station 10m, Cambridge North 11m

**Energy Rating**  
 Energy Efficiency Rating D

**Tenure & Possession**  
 Freehold

**Vendors Position**  
 Chain free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



Drawings are for guidance only  
 Plan produced using PlanUp.

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.