

4 High Street, Swavesey, Cambridge, CB24 4QU

Guide Price £625,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A FANTASTIC FAMILY HOME, STEEPED IN HISTORY AND NESTLED CONVENIENTLY ALONG THE HIGH STREET AND WITHIN EASY REACH OF BOTH SWAVESEY VILLAGE COLLEGE AND THE GUIDED BUSWAY.

- Detached family house
- Grade II listed- built circa 1830
- Gas fired central heating to radiators
- 0.17 acre plot
- Council tax band-E
- 4 bedrooms, 1 bathroom, 3 reception rooms
- 1292.2 sq ft / 120 sq m
- Driveway parking and garage
- EPC-E / 47

Occupying a delightful position along the High Street, this attractive detached Grade II listed family home dates back to circa 1830 and has been subsequently extended to provide generous and versatile accommodation extending to approximately 1,292 sq ft (120 sq m).

The property offers a wealth of character and charm, with well-proportioned accommodation arranged over two floors. The ground floor comprises three reception rooms, including a sitting room, living room and a separate dining room accessed directly from the kitchen. The farmhouse-style kitchen was refitted in 2020 and features wooden work surfaces and a range of base-level storage units. An independent staircase from the kitchen provides access to the second bedroom, whilst further internal access leads to the adjoining garage, which also benefits from a separate WC.

To the first floor, the accommodation continues with four bedrooms, a family bathroom, and a separate WC, providing practical facilities for family living.

Externally, the property occupies an established plot extending to approximately 0.17 acres. To the side, a garage is complemented by driveway parking to the front. The fully enclosed rear garden is a particularly appealing feature, enjoying a mature and established setting with a variety of trees, well-stocked borders and a generous patio area, laid with a combination of block paving and paving slabs, providing an ideal space for outdoor dining and entertaining. The patio is conveniently accessed directly from the rear of the property.

Further improvements include the installation of bespoke, handmade rear windows, all of which were fitted in 2024.

Location
Swavesey is a lively village conveniently situated just 9 miles north west of Cambridge and about 5 miles from the market town of St Ives. There are local shopping facilities provided in the village and both the primary and village college have an excellent reputation. There is a regular bus service to Cambridge and the A14 and M11 motorway are within just a few miles drive. In addition the guided busway runs from Huntingdon Railway station to Trumpington Park & Ride providing a direct link to Cambridge City centre, Cambridge railway station and Addenbrookes Hospital. Rail links to London are available from nearby Huntingdon or Cambridge railway stations.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-E

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





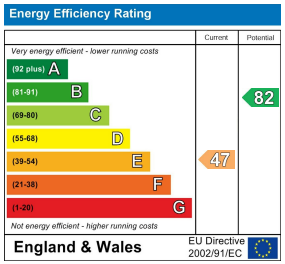




Main area: Approx. 120.0 sq. metres (1292.2 sq. feet)

Plus garages, approx. 17.6 sq. metres (189.8 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











