



HARVEY ROBINSON

£425,000
High Street
Swavesey, CB24 4QU

- Converted Former Shop
- Three Double Bedrooms
- Ensuite to Master Bedroom
- 17' Open Plan Kitchen Diner

- Utility Room and WC
- Prominent High Street Location
- Sought After Village
- Swavesey College Catchment



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer for sale this immaculately presented character cottage in the centre of Swavesey village. Formerly a shop, this beautiful property was converted in 2020 and retains the charm of a quaint cottage whilst perfectly blending this with the convenience of modern living. Arranged over two floors, the ground floor is centred around a 17' open plan kitchen diner that truly is the heart of the home. Fitted in a grey shaker style until with wooden style worktops over, the kitchen is immaculately presented and enjoys direct access to the rear garden via French doors. To the front, there is a lounge measuring 19' and to the rear, a separate utility room and WC complete the ground floor space. To the first floor, there are three double bedrooms a three piece family bathroom and an ensuite to the master bedroom. The rear garden is well presented with a patio for outdoor dining and a gate leading to the parking area providing off road parking for 2 vehicles. Occupying a prominent High Street position within the village, the property has great access to the amenities that this area has to offer. Benefitting from a new build warranty with 6 years remaining, this property is immaculately presented and is offered in 'move in ready' condition. Do not hesitate to call the St Ives office to organise your viewing.



LOCATION AND AMENITIES

Swavesey is a highly regarded village located in South Cambridgeshire. There are many reasons the village is so popular but being within the catchment area of Ofsted rated "Outstanding" Swavesey Village College is one of the biggest draws, the sports facilities within the college are also available for the public to use such as badminton, tennis, and squash courts. Other facilities within the village include the popular pub/restaurant the White Horse, the award-winning Coffee shop The Nook and two convenience stores/newsagents. The guided bus stop that provides easy access to central Cambridge is located on Station Road, for those travelling by road the A14 & M11 are both within a few miles of the village. There are many country walks that can be taken from the village, and few are as impressive as the walks around RSPB nature reserve Fen Drayton lakes. There really is something for everyone in Swavesey and it is an ideal place for those who want village living in a well-served village with great transport links.





FAQ'S

Tenure: Freehold

Post Code for SatNav: CB24 4QU

What3Words Location: twinkling.liability.educated

Boiler Fitted: 4 Years Ago

Warranty: 4 Years Remaining

Loft: Half Boarded, No ladder

Seller's Onward Movements: Purchasing a New Build - Anticipated Completion

Summer 2025

Current Owners Purchased Property: 2020

Council Tax Band: D

EPC Rating: C



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

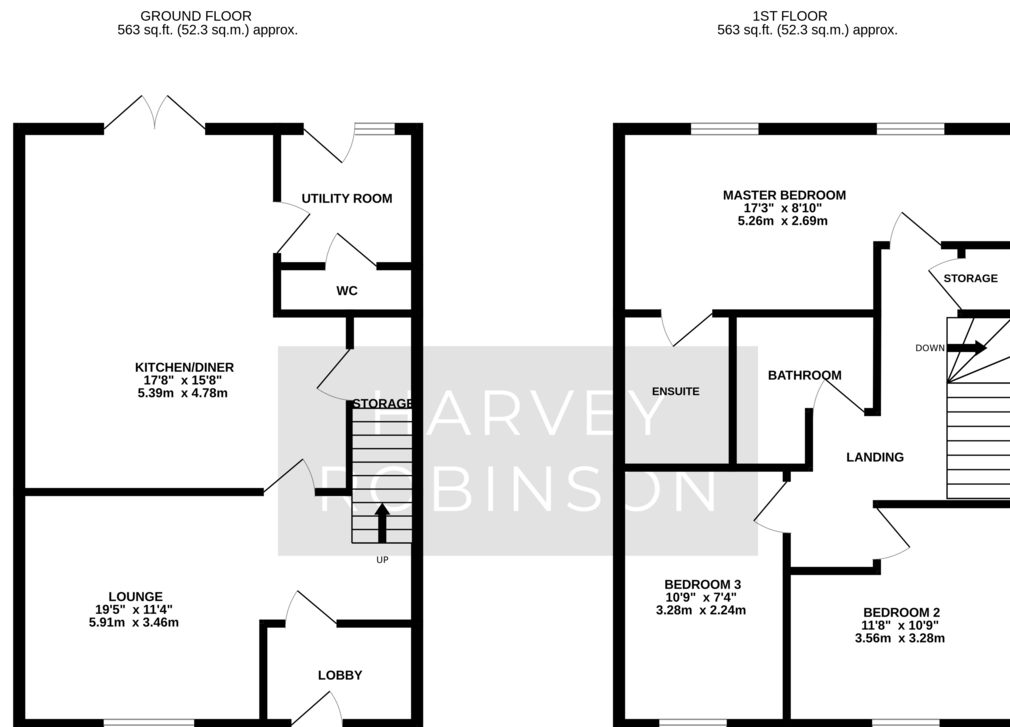
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For independent whole of market mortgage advice please call the team to book your appointment.

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TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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