



Radcliffe & Rust
Residential sales & lettings

14 Pound Way, Swaffham Bulbeck CB25 0NL
Guide Price £650,000

Radcliffe & Rust Estate Agents are delighted to offer, for sale, this stunning family home in the heart of Swaffham Bulbeck, CB25. This highly sought after village offers excellent balance of peaceful village living and convenient access to wider amenities. Located around eight miles from Cambridge and close to Newmarket, residents enjoy easy access to shopping, dining and major employment hubs while benefitting from a tranquil rural setting. Swaffham Bulbeck is well regarded for its strong sense of community and welcoming atmosphere. The village includes a popular pub, local shop, parish church and an active village hall hosting regular events throughout the year. The attractive village green forms a central focal point, complete with a pavilion supporting local sports clubs and community activities, alongside a well-equipped playground that makes the area especially appealing for families. For education, Swaffham Bulbeck Church of England Primary School is rated Good by Ofsted and is well thought of locally for its supportive learning environment. Secondary education is available at Bottisham Village College, which is highly regarded and known for its strong academic performance and broad curriculum offering. Excellent road links via the A14 and M11 provide straightforward connections to Cambridge and beyond. With centre of Cambridge as little as a 20 Minute drive away or only a 35 minute cycle ride away. Surrounded by open countryside and scenic walking routes, Swaffham Bulbeck offers a relaxed village lifestyle combined with quality schooling and strong community amenities.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this substantial and beautifully presented five-bedroom linked-detached residence, built in 1968 and situated at the very end of a peaceful cul-de-sac on Pound Way in the highly regarded village of Swaffham Bulbeck. Extending to approximately 1,575 sq. ft. of versatile single-storey accommodation, plus loft spaces and garage, this impressive home occupies an enviable plot backing directly onto open countryside, offering a rare combination of space, privacy and far-reaching views. The property is linked to the neighbouring home via the garage only.

Notably, the homes on Pound Way were originally designed as part of a highly commended government-sponsored architectural design competition in the late 1960s and received recognition from the Royal Institute of British Architects (RIBA) — a detail that speaks to the thoughtful planning, distinctive rooflines and light-filled interiors that continue to set these properties apart today.

Approached via a generous driveway providing ample off-street parking and access to the garage, the property immediately impresses with its clean white-painted brickwork façade and contemporary glazing, while its end-of-cul-de-sac position ensures no passing traffic and a heightened sense of privacy.

Entering into a bright and welcoming entrance hall, enhanced by rooflights which flood the space with natural light, the tone is set for the quality and flow throughout. The heart of the home is the striking open-plan kitchen/dining/living room. This superb vaulted space features a warm timber ceiling, expansive glazing and sliding french doors opening onto the garden, creating a wonderful connection between inside and out. The kitchen is fitted with sleek cabinetry and generous work surfaces, while the dining and seating areas offer excellent proportions for both everyday family life and entertaining. A contemporary wood-burning stove provides a focal point and cosy atmosphere during the cooler months.

In addition to the main living space, there are two further spacious reception rooms which can serve as separate sitting rooms or bedroom two, offering excellent flexibility for multi-generational living or guest accommodation.

There are four further well-proportioned bedrooms, including a generous principal bedroom offering excellent proportions and a calm, neutral finish. A modern shower room and separate family bathroom serve the accommodation, both presented in clean, timeless tones.

Externally, the rear garden is a particular highlight. Predominantly laid to lawn and bordered by hedging and fencing, it enjoys uninterrupted views across open fields, creating a peaceful and picturesque backdrop rarely found. A raised decked terrace provides the perfect space for outdoor dining, while the expansive lawn offers ample room for children to play or for keen gardeners to enjoy. The end-of-plot position further enhances the sense of openness and countryside living.

The property also benefits from a garage and extensive loft spaces, offering further storage or potential (subject to the necessary consents).

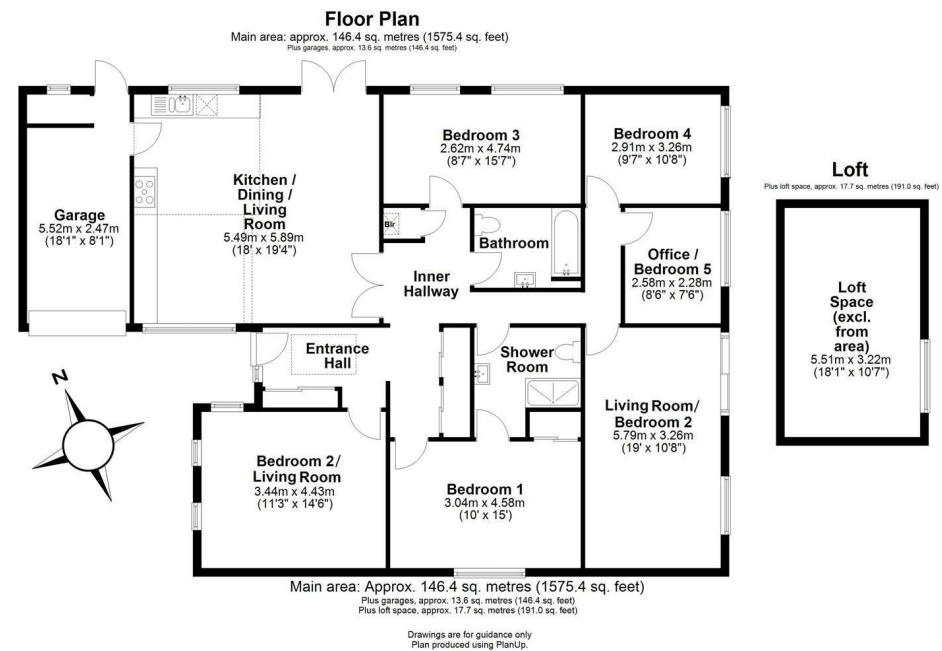
This is a rare opportunity to acquire a substantial and architecturally significant village home in one of the most desirable positions within the development, combining flexible accommodation, contemporary open-plan living and a truly outstanding garden aspect. Early viewing is highly recommended.

Please call us on 01223 307898 to arrange your viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent notes

Tenure: Freehold
Council tax: Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

