



High Street, Swaffham Prior, Cambridge, CB25 0LD

**CHEFFINS**



## High Street

Swaffham Prior, Cambridge,  
CB25 0LD

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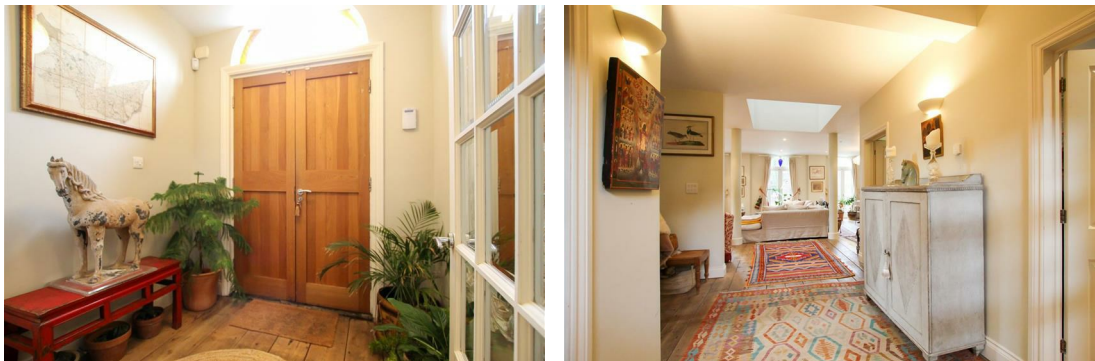
**£2,500 PCM**

- Minimum 6 Month Tenancy
- Available from 16/02/2025
- Unfurnished
- EPC: C
- Council Tax Band: F
- Oil Fired Central Heating
- Front & Rear Gardens
- Off Street Parking

A stunning 4 bedroom converted chapel with unquestionable charm and character located in the heart of this attractive and sort after village located between Cambridge and Newmarket. The spacious and versatile accommodation comprises entrance hall, reception hall, generous living room, snug, study/bedroom 5 with Jack and Jill shower room, kitchen, utility, galleried landing, 2 double bedrooms with en-suites, 2 further double bedrooms and bathroom. Front and rear gardens and off street parking. Unfurnished. Available from 16/02/2026. EPC: C and Council Tax Band: F.







## LOCATION

SWAFFHAM PRIOR is an attractive village lying 8 miles east of Cambridge and 5 miles west of Newmarket. There is a fine blend of both period and modern property and basic amenities, including a public house and a primary school. The nearest secondary school is in the village of Bottisham 3 miles distant. Distances approximate\*

## ENTRANCE DOORS

double doors with fan light window above to:

## ENTRANCE HALL

double doors to:

## RECEPTION HALL

stairs rising to first floor with cupboard beneath, doors to snug, study/bedroom 5 and Jack and Jill shower room and opening to: to living room

## LIVING ROOM

ceiling void to galleried landing and vaulted ceiling above, 2 pillars, 3 windows to side aspects, 3 set of patio doors to rear aspect with access to patio terrace, and doorway to:

## KITCHEN

fitted with base and wall units, work tops, breakfast bar, 1.5 bowl sink, integrated appliances including a double oven, electric hob with extractor hood above, fridge freezer and dishwasher, window to rear

aspect, vaulted ceiling with 2 Velux skylights, door to side entrance porch and door to:

## UTILITY ROOM

base units, work top, sink, washing machine and tumble dryer, window to side aspect and door to rear garden.

## SIDE ENTRANCE PORCH

double entrance doors with stained glass fan light above and window to side aspect.

## SNUG

windows to front and side aspects.

## STUDY/BEDROOM 5

windows to front and side aspects and door to:

## JACK AND JILL SHOWER ROOM

shower enclosure, wc, wash basin with vanity unit below and mirror above, heated towel rail and door to reception hall.





## **STAIRS/GALLERIED LANDING**

stairs case with window to side aspect rising to galleried landing with vaulted ceiling with 6 skylights and doors to bedrooms 1 - 4 and bathroom.

## **BEDROOM 1**

2 windows to rear aspect, window to side aspect and door to:

## **EN-SUITE BATHROOM**

shower over bath with glass shower screen, wc, wash basin with vanity unit below and mirror above, heated towel rail and window to side aspect.

## **BEDROOM 2**

wardrobe, window to front aspect, window to side aspect and door to:

## **EN-SUITE SHOWER ROOM**

shower enclosure, wc, wash basin with vanity unit below and mirror above, heated towel rail and window to side aspect.

## **BEDROOM 3**

wardrobe, window to front aspect and window to side aspect.

## **BEDROOM 4**

wardrobe, window to rear aspect and window to side aspect.

## **BATHROOM**

shower over bath with glass shower screen, wc, wash basin with vanity unit below and mirror above, heated towel rail and window to side aspect.

## **OUTSIDE**

front garden enclosed with railings and principally laid with gravel with borders and pathway to entrance doors. Enclosed rear garden principally laid to lawn with shrub borders, patio terrace, oil tank and off street parking for 2 cars.

## **LETTING AGENT NOTES**

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £576


Deposit - £2884





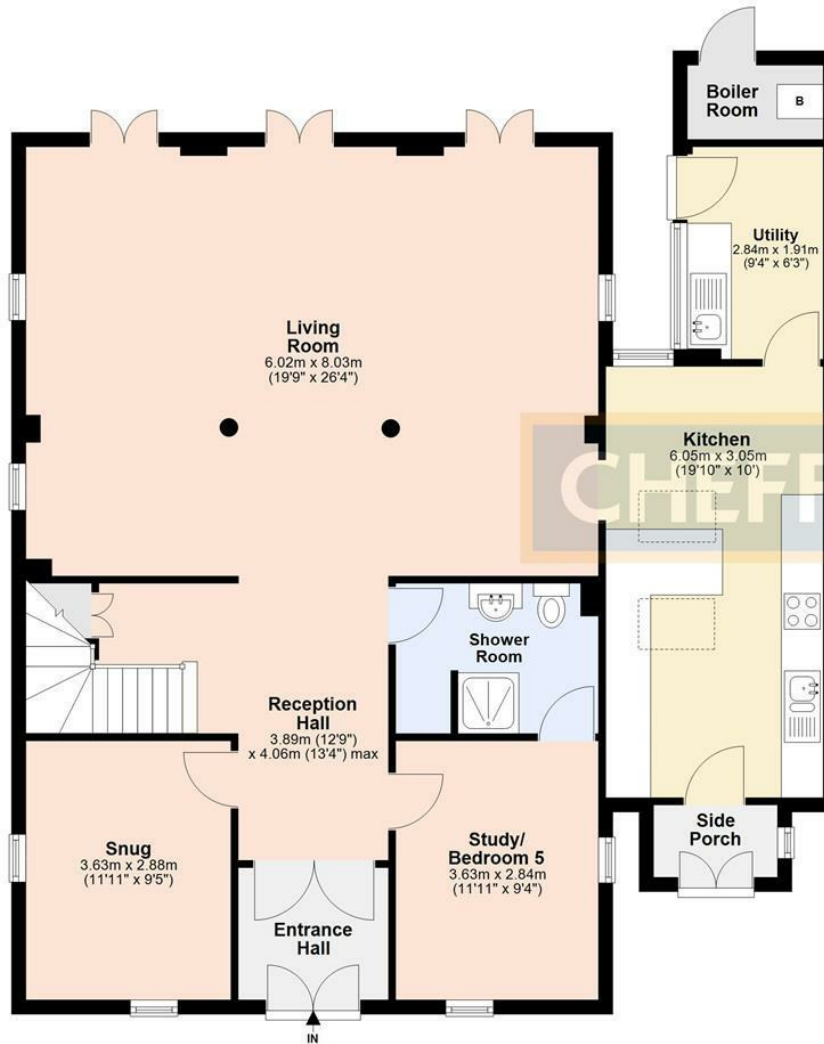




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

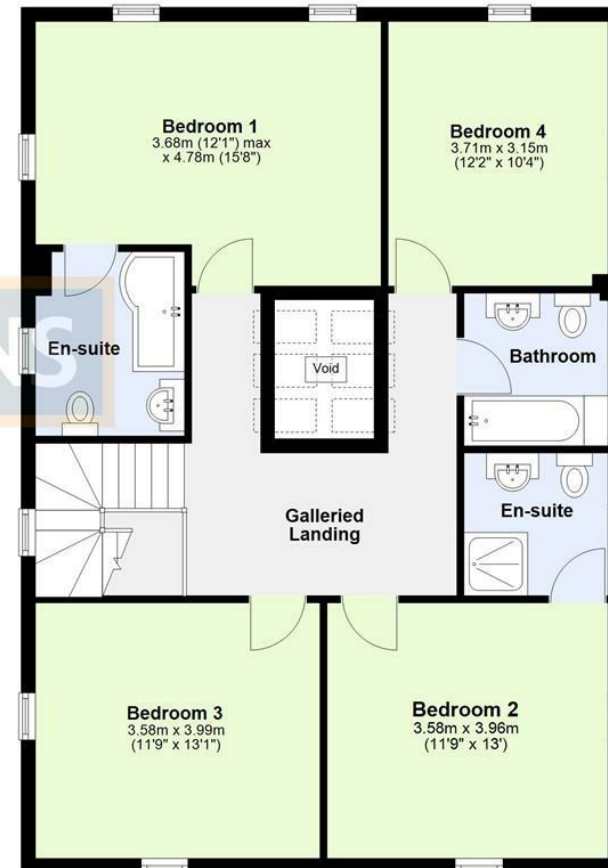
## Ground Floor

Approx. 124.9 sq. metres (1344.4 sq. feet)



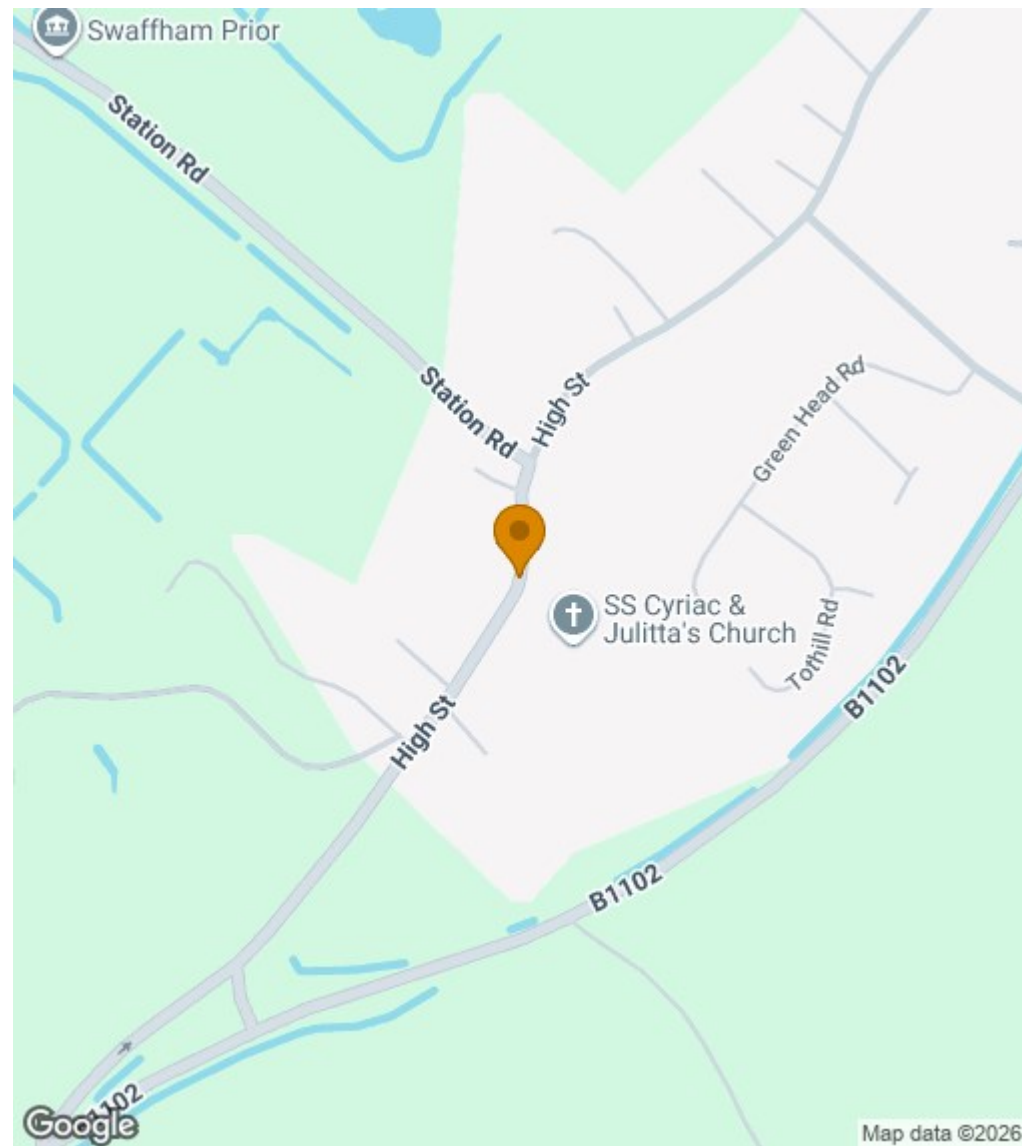
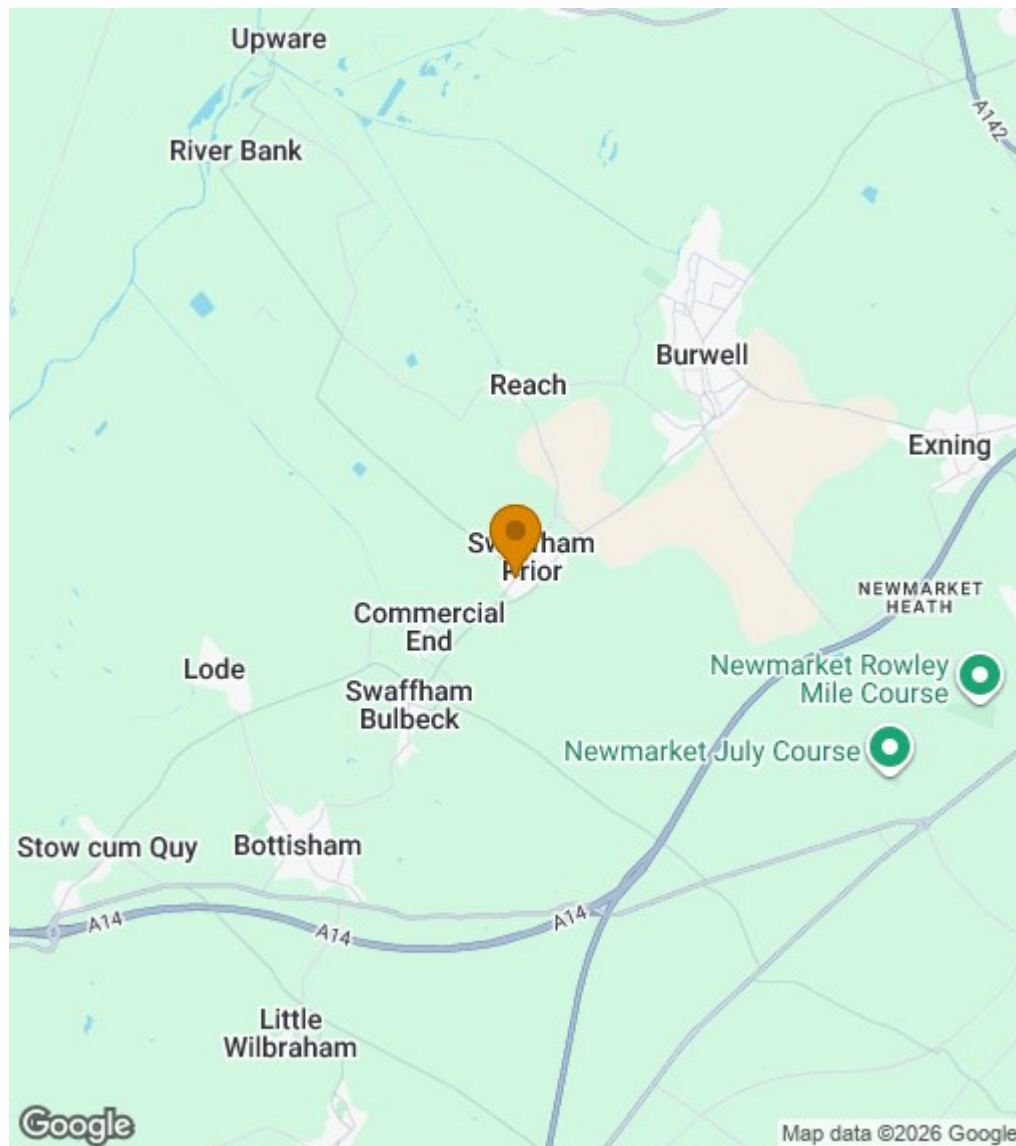
## First Floor

Approx. 89.9 sq. metres (967.3 sq. feet)



Total area: approx. 214.8 sq. metres (2311.7 sq. feet)





**Agents note:**

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

