



Boxworth End, Swavesey, CB24 4RA

CHEFFINS

Boxworth End

Swavesey,
CB24 4RA

- Substantial Detached Family Residence
- 5 Double Bedrooms
- Four Bathrooms, Three Of Which Are En-Suite
- Two Reception Rooms
- Air Conditioning
- Light-Filled Open Plan Kitchen/Dining/Family Room
- Large Utility Room
- Generous Double Garage
- Quiet Village Location With A Semi-Rural Setting

An excellent opportunity to acquire an elegant and imposing detached residence, distinguished by its unique character and individual style. Built by the current owners approximately five years ago, the property has been finished to an exceptional standard, showcasing a tasteful design and a high specification throughout, complete with a range of modern conveniences. Enjoying a particularly special position at the end of a long private driveway, the house is enhanced by its delightful, low-maintenance rear garden, which provides a wonderful sense of privacy and seclusion.

5 4 2

Guide Price £950,000





LOCATION

The property occupies a position on a picturesque lane on the edge of Swavesey, widely regarded as one of the area's most desirable and historic villages. Steeped in character and centred around an attractive and charming village core, Swavesey offers an excellent range of local amenities, many just a short walk away, including the much-loved coffee shop "The Nook," a village store and post office, an inn, a traditional butcher, and a farm shop. A short drive brings you to St Ives, the thriving medieval market town with a wealth of facilities and delightful riverside walks. The village is particularly renowned for its outstanding schooling, with Swavesey Village College rated Outstanding by Ofsted, as well as excellent options in Cambridge such as Hills Road and Long Road Sixth Form Colleges. The tranquil rural surroundings are further enhanced by nearby countryside walks, including the beautiful RSPB nature reserve and lakes. For the commuter, Swavesey is exceptionally well placed: Huntingdon station (approx. 10 miles) provides fast services to London in under an hour, while Cambridge North station (11 miles) offers direct access into the city and its science parks. The village also benefits from the guided busway, within walking distance, and excellent road links via the A14, M11, and A1. Alongside this, Swavesey Village College provides leisure amenities, and the village itself boasts a wide choice of societies and clubs, underpinned by a genuine sense of community spirit.

STORM PORCH

with inset LED downlighters covering the panelled entrance door with side glazed panelling leading through into:

ENTRANCE HALL

with stone tiled flooring, timber and glazed staircase leading up to first floor accommodation with galleried landing, panelled timber door providing access into deep storage cupboard with inset LED downlighters, continuation of flooring from hallway, wall mounted thermostat/underfloor heating controls, full height set of double glazed windows overlooking garden, panelled doors leading into respective rooms.

CLOAKROOM

comprising a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, storage cupboard below, stone effect flooring, inset LED downlighters, MVHR, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

FAMILY ROOM/BEDROOM 5

with wood effect Kardean flooring, inset LED downlighters, MVHR, double glazed window fitted with shutters out onto front aspect, timber panelled door leading through into:

ENSUITE SHOWER ROOM

comprising a three piece suite with large walk-in shower cubicle with dual wall mounted shower head one of which is a rainfall feature head, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, wood effect flooring, inset LED downlighters, MVHR, double glazed window fitted with privacy glass to side aspect.

SITTING ROOM

with woodburning stove, granite surround, stone mantel and hearth, providing a wonderful focal point to the room, wall mounted underfloor heating controls, wall mounted lighting, ceiling mounted lighting, feature MVHR, double glazed window overlooking garden and full height double glazed sliding door leading out to central patio area.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Kitchen comprises a collection of contemporary wall and base mounted storage cupboards and drawers fitted with soft closing feature with a composite stone work surface with inset Villeroy & Boch porcelain sink with hot and cold mixer tap, drainer to side, integrated 5 ring Neff induction hob with inset Neff extractor hood above, integrated Neff double oven, microwave/oven, Neff warming drawer, integrated and concealed full height fridge and freezer, further appliances include wine cooler, integrated and concealed Neff dishwasher, kitchen provides further storage units in the form of highly practical and stylish pantry cupboard with LED striplighting, fitted shelving and soft closing drawers and multiple power points making an ideal space for appliances, continuation of kitchen island provides informal dining setting in the form of a breakfast bar, inset LED downlighting, MVHR, stone tiled flooring, double glazed windows to side aspect, opening through into DINING AREA with MVHR, tiled flooring, wiring and fittings for pendant lightings, wall mounted underfloor heating control, further opening through into LIVING AREA with part vaulted ceiling, tiled flooring, air conditioning unit, full height double glazed window overlooking garden and a full width set of double glazed sliding doors leading out to central patio.

ON THE FIRST FLOOR**GALLERIED LANDING**

with high vaulted ceiling, glass balustrades with timber handrails, fittings and wiring for large feature lighting, full height double glazed window overlooking garden, double glazed window to front aspect, storage cupboard fitted with railings and shelving, engineered oak panelled timber doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

initially accessed via dressing area with loft access and timber doors leading into ensuite shower room and walk-in wardrobe as well opening through into main bedroom area with coved ceiling, doors providing access into eaves storage, air conditioning, radiator, inset LED downlighters, double glazed feature window with fitted shutters to front aspect, double glazed windows out onto side aspect. Walk-in wardrobe with radiator, inset LED downlighters, double glazed window fitted with privacy glass and shutters out onto side aspect.

ENSUITE BATHROOM

comprising of a three piece suite with shower cubicle with dual wall mounted shower head accessed via glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror with lighting feature, tiled flooring, heated towel rail, inset LED downlighters, MVHR and double glazed window fitted with privacy glass and shutters out to side aspect.

BEDROOM 2

with wall mounted thermostat, radiator, MVHR, engineered timber door providing access into walk-in wardrobe fitted with a wealth of railings and shelving, inset LED downlighters, double glazed window overlooking garden, further engineered timber door leading into:

ENSUITE SHOWER ROOM

comprising a three piece suite with large walk-in shower cubicle with dual wall mounted shower head one of which is a rainfall feature, access via glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, under basin storage cupboard, inset LED downlighters, MVHR, heated towel rail, tiled flooring, double glazed window fitted with privacy glass and shutters out onto side aspect.

BEDROOM 3

with MVHR, radiator, double glazed window overlooking garden.

BEDROOM 4

with MVHR, radiator, double glazed window to front aspect overlooking grazing fields to the front.

FAMILY BATHROOM

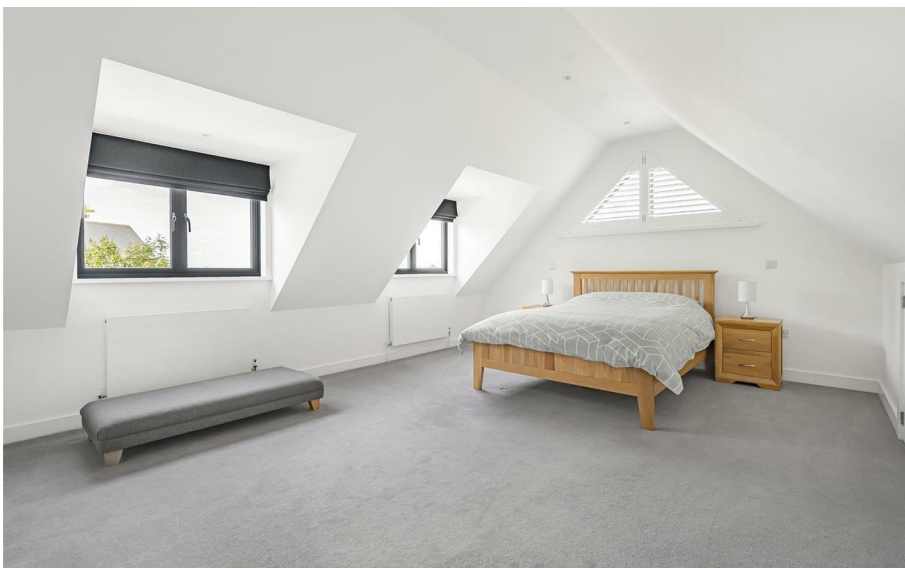
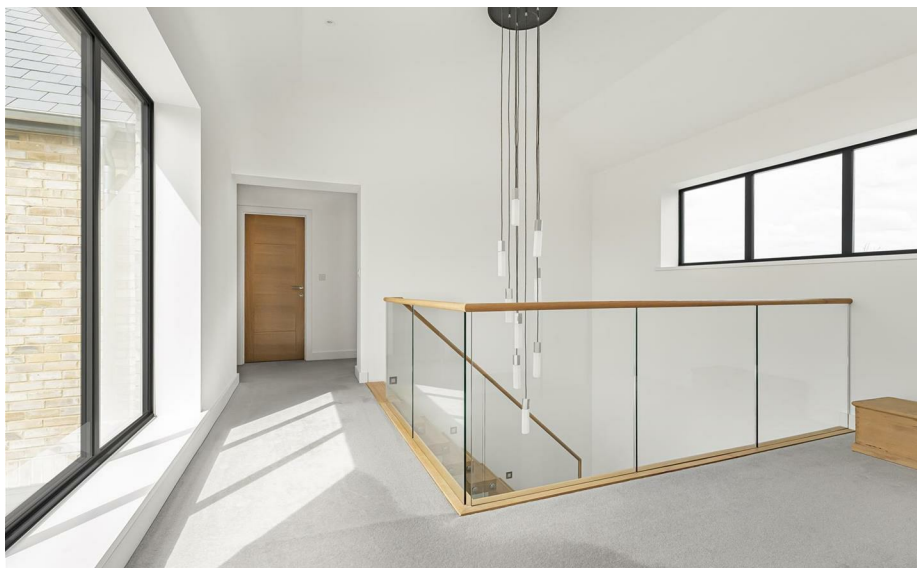
comprising of a four piece suite with panelled bath with hot and cold mixer bath tap, tiled splashback, large walk-in shower cubicle with dual wall mounted shower head including rainfall shower effect, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, storage cupboard beneath, painted timber upstand, inset LED downlighters, tiled flooring, heated towel rail, MVHR, double glazed window fitted with privacy glass with shutters out onto side aspect.

OUTSIDE

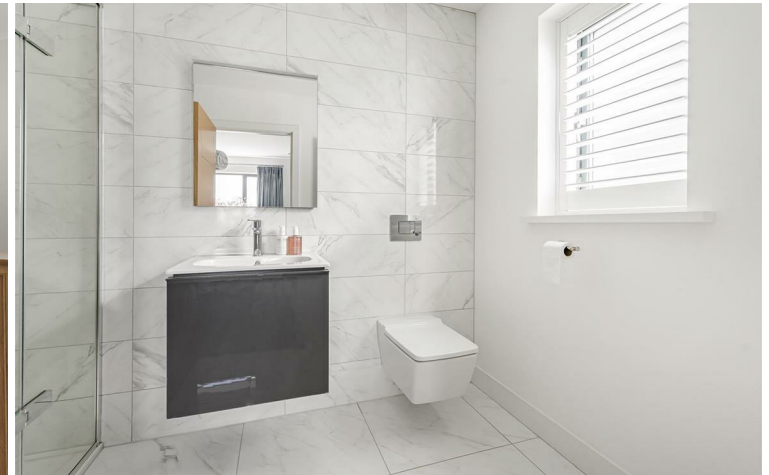
To the front the property is approached off Boxworth End by gravelled driveway which leads down further to the property which then leads to a block paved driveway with

enough parking for multiple vehicles as well as a further gravelled area adjacent to the garage. This gravelled area is bordered by well stocked bedding and a small lawned area. The GARAGE is accessed via the up and over door, hardstanding concrete with multiple lights and power points, wall mounted Baxi gas fired boiler providing hot water and heating for the property as well as a cupboard housing pressurised dual hot water cylinder as well as a secondary access door leading onto side access.

To the rear of the property is an extremely private and low maintenance garden principally laid to lawn with a large paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, small step up to a lawned area enclosed by timber sleepers and a handful of trees to the rear of the garden. To the left hand side is a wonderful entertaining space in the form of a gazebo with flooring being paved ideal for outdoor furniture. To one side the patio extends round to provide access to a timber access gate and the other side there is a wider aspect with the patio once again extending round to the side access gate, outside tap, wall mounted lighting and hardstanding area for timber storage shed.



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



Guide Price £950,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council



142 Boxworth End, Swavesey, Cambridge, CB24 4RA

Approximate Gross Internal Area 2692 sq ft - 250 sq m
(Excluding Garage)

Ground Floor Area 1238 sq ft - 115 sq m

First Floor Area 1454 sq ft - 135 sq m

Garage Area 349 sq ft - 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.



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