



Mill Hill, Swaffham Prior, CB25 0JZ

**CHEFFINS**



## Mill Hill

Swaffham Prior,  
CB25 0JZ

- Detached Period Home
- Three/Four Bedrooms
- Open Plan Kitchen/Dining Room With Bi-Fold Doors Out Onto Garden
- High Specification Finish Through-Out Including Klobber Hardwood Windows
- Principle Bedroom Suite With Walk-In Dressing Room & Shower Room
- Stunning Landscaped Rear Garden & Separate Fenced Paddock To The Front Of 0.18 Acres
- Range Of Outbuildings Including Garden Office
- Far Reaching Views Over Undulating Countryside

A beautifully enhanced and truly exceptional character residence, finished to an impressive standard with high-specification fittings and elegant styling throughout. Set in a highly desirable and private position within this well-connected village to the east of Cambridge, the property boasts a breath-taking formal garden to the rear with expansive views of fields to the rear, a separate Paddock, and an outstanding range of versatile outbuildings, offering flexibility for a variety of uses.

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**Guide Price £850,000**





## LOCATION

Windmill Cottage is believed to date back around 200 years and enjoys a delightful position on Mill Hill, widely regarded as one of the most desirable and picturesque locations within the village of Swaffham Prior. This charming and historic village, nestled amidst the rolling countryside just east of Cambridge, is rich in character and community spirit. Swaffham Prior offers a range of local amenities including a well-regarded primary school, village hall, two historic churches, and a popular pub. The surrounding countryside and nearby Devil's Dyke provide excellent walking and cycling routes, enhancing the rural appeal of the area. Despite its peaceful setting, the village is extremely well connected. The nearby village of Burwell offers additional amenities including shops, cafes, a pharmacy and doctor's surgery, while the neighbouring village of Bottisham offers access to the highly sought-after Bottisham Village College, rated 'Outstanding' by Ofsted. The university city of Cambridge is just a short drive away and provides an extensive selection of cultural, educational, and recreational facilities. Newmarket, the renowned racing town, lies in the opposite direction and offers further amenities, including a train station. For commuters, there is convenient access to the A14, A11 and M11, as well as rail services from both Cambridge and Newmarket, providing direct links to London and beyond.



## STORM PORCH

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

## ENTRANCE HALLWAY

with engineered oak flooring, radiator, loft access, hardwood double glazed window to front aspect, opening through into Drawing Room as well as timber panelled door into:

## CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, wood flooring, inset lighting, hardwood double glazed window fitted with privacy glass out onto side aspect.

## DRAWING ROOM

with engineered oak flooring, exposed timber beam, stairs rising to first floor accommodation, open feature fireplace with open brick surround, tiled hearth, wooden mantel, inset LED downlighters, array of hardwood double glazed windows to both front and side aspect, panelled glazed doors leading through into:

## SITTING ROOM

with engineered oak flooring, centrally positioned woodburning stove with tiled hearth, radiators, inset LED downlighters, hardwood double glazed windows to side aspect and two sets of Klobber Aluminium frame bi-folding doors leading out onto garden, set of panelled glazed doors leading through into:

## OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprising a collection of base mounted storage cupboards and drawers fitted with soft close feature, teak work surface, inset one and a half bowl sink with hot and cold mixer tap, drainer to side, Ecowater water softener, below, providing softened water to the entire property, 2 integrated Siemens ovens, integrated and concealed dishwasher, integrated 5 ring Siemens induction hob, extractor hood above, oil fired, 2 oven Aga with tiled splashback. Hot water is provided by the Aga or alternatively, an Immersion heater. Kitchen island benefits from quartz work surface which extends out to create a breakfast bar, further storage units include deep pantry store fitted with shelving and lighting, tiled flooring, inset LED downlighters, radiator, hardwood double glazed windows to both front and side aspect, opening through to DINING AREA with continuation of tiled flooring from kitchen, inset LED downlighters, radiator, Klobber Aluminium frame bi-folding doors out to garden, leading through to:

## BOOT ROOM

with base mounted oil fired boiler providing heating for the property, tiled flooring, inset LED downlighters, internal glazed feature window and panelled glazed door leading out onto garden.

## ON THE FIRST FLOOR

## LANDING

split into two parts, the main part benefiting from a large and airy space currently used as a study with fitted desk, shelving and cupboards. A separate airing cupboard houses the hot water cylinder and booster pump, ensuring excellent pressure across the house. Hardwood double glazed window to front aspect, Velux skylights, radiator, timber doors leading into respective rooms.

## PRINCIPAL BEDROOM SUITE

with radiator, hardwood double glazed windows to both side and rear aspect, set of panelled double doors leading through into:

## DRESSING ROOM/BEDROOM 4

with fitted railings, LED downlighters, radiator, hardwood double glazed windows to both front and side aspect. This room can easily be reinstated as a separate bedroom by removing the connecting doors to the principal bedroom and re-instating the dividing wall as independent access from the landing remains in place.

## ENSUITE SHOWER ROOM

comprising of a three piece suite with large shower cubicle with large shower head accessed via a glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, fitted drawers underneath wash hand basin with soft closing feature, heated towel rail, real wood flooring, inset LED downlighters, extractor fan, wall mounted lighting, hardwood double glazed window fitted with privacy glass out onto rear aspect.

## FAMILY BATHROOM

comprising of a three piece suite with large tiled bath with hot and cold mixer bath taps, shower attachment, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled splashbacks, heated towel rail, engineered oak flooring, hardwood double glazed window fitted with privacy glass out onto front aspect.

## BEDROOM 2

with small loft hatch, radiator, hardwood double glazed windows to side and rear aspect, panelled door leading through to:

## ENSUITE SHOWER ROOM

comprising of a three piece suite with large shower cubicle with large shower head accessed via a glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, fitted drawers underneath wash hand basin with soft closing feature, heated towel rail, real wood flooring, inset LED downlighters, extractor fan, wall mounted lighting, hardwood double glazed window fitted with privacy glass out onto rear aspect.

## BEDROOM 3

with built-in wardrobes fitted with railings and shelving, radiator, hardwood double glazed windows to both front and side aspect.

## OUTSIDE

To the front the property is approached off Mill Hill via a gravelled lane leading up to the property and there is a block paved driveway in front of the garage providing parking for up to six vehicles. Pathway leading to the front entrance door, opposite there is a 5-bar timber gate opening through into the paddock. An open, naturalistic green space with several mature trees and a young, modest orchard. A clunch wall towards the back of the paddock with further covering mature trees, timber storage shed and secluded composting area. This beautiful outdoor setting is highly versatile, ideal for outdoor celebrations and dining as well as for children to safely enjoy.

To the rear of the property, in contrast to the paddock, is a most expertly created, landscaped garden. Mature and well-crafted hedging of beech, laurel, cornus, indigenous mix hedging and fanned trained apple trees provide carefully thought-out sections of the garden, each with a distinct feel and theme. Joined up by a winding, purple slate path, pergola and arbour the garden comprises, contemporary cottage style planting with embedded, natural bog filtered koi pond, formal, including topiaried yew, woodland with small natural pond and enclosed seating area and an incidental rose bed. The entire garden is strategically dotted by colourful, mature trees and shrubs, providing a fluid, calming garden experience. The extensive patio area provides a wonderful space to both relax and entertain and is accessed off the afore mentioned rooms allowing for seamless transition between inside and out.


To the other side of the garden and accessed via a side gate is the extensive range of outbuildings but before and in front is the oil tank. The first timber door provides access to the GARAGE which can also be accessed via the up and over door to the front, fitted with power and lighting. Behind the garage is a large timber shed the first part of which has been divided into a workshop again fitted with power and lighting, window to the front and the second half has been tastefully improved, plastered, and with engineered oak flooring, fitted with power and lighting and provides a wonderful Garden Office/studio space with internet connection, stable door, with double glazed windows to both front and side aspect. Behind the timber shed is a working area of the garden which has been cleverly screened by high timber fencing from the main area laid to hardstanding with a greenhouse surrounded by mature trees and finally a large potting shed fitted with power and lighting.







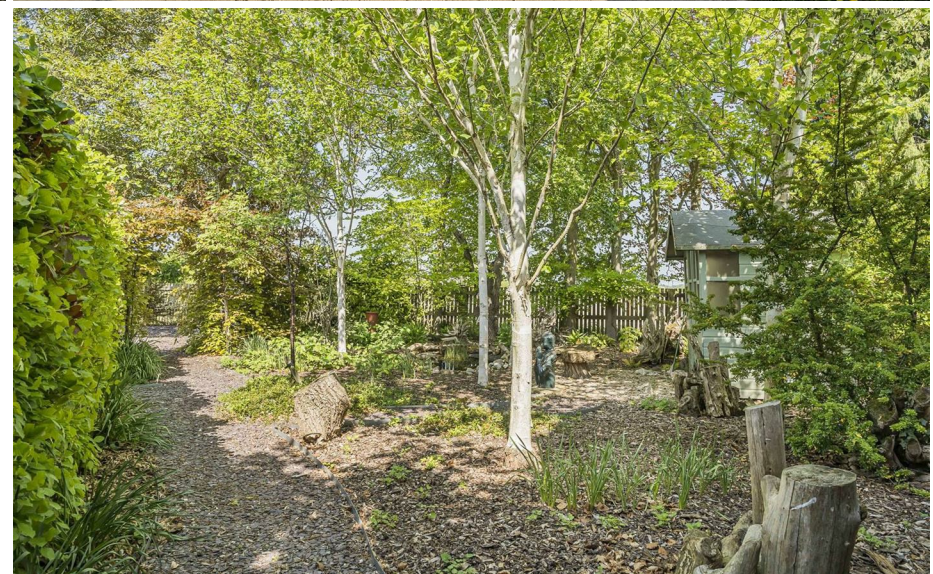


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambridgeshire







**Approximate Gross Internal Area 2349 sq ft - 218 sq m  
(Excluding Outbuildings)**

Ground Floor Area 1349 sq ft - 125 sq m

First Floor Area 1000 sq ft - 93 sq m

Outbuildings Area 754 sq ft - 70 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.

