



Boxworth End, Swavesey, CB24 4RA

CHEFFINS

Boxworth End

Swavesey,
CB24 4RA

A four bedroom detached property which would benefit from sympathetic modernisation throughout extending to approximately 1713sqft. The property further benefits from off-road parking for multiple vehicles as well as a variety of outbuildings including triple garage and workshop as well as further storage barn.

4 2 2

Guide Price £400,000





LOCATION

Boxworth End enjoys a pleasant position within the highly regarded village of Swavesey, offering an excellent balance of rural charm and everyday convenience. The village provides a wide range of amenities including a popular village college, primary school, shops, pubs, and healthcare facilities. Cambridge is readily accessible, approximately 9 miles to the south-east, with excellent transport links via the guided busway, regular bus services, and easy access to the A14 and M11. Nearby Cambridge North railway station offers fast services to London, making this an ideal location for commuters.

FRONT DOOR

into:

ENTRANCE HALL

carpeted, electric storage heater, downlight, access into various rooms and stairs to first floor.

SITTING ROOM

carpeted, two electric storage heaters, upvc double glazed window overlooking front of the property, downlight, upvc double glazed window overlooking side of the property, brick built feature fireplace with timber mantelpiece and surround, tiled hearth, wall lights, access door into kitchen.

DINING ROOM

carpeted, electric storage heater, upvc double glazed window overlooking the front, downlight, shelving and storage cupboards, access door into:

KITCHEN/BREAKFAST ROOM

with a range of floor and wall units, laminate worktop, double stainless steel sink and drainer, integrated Hotpoint oven, triple aspect upvc double glazed window overlooking side of the property and two windows looking over the rear into lean-to, laminate flooring, electric storage heater, downlight. The breakfast room with laminate flooring, electric storage heater, laminate worktop, upvc double glazed window overlooking side of the property, downlight, wall lights. Door into:

UTILITY ROOM

with laminate flooring, stainless steel sink and drainer and cupboard beneath, upvc double glazed window overlooking the rear of the property, part tiled walls, downlight.

W C

with low level w.c., upvc double glazed frosted window overlooking side of the property, downlight.

WALK-IN PANTRY

with upvc double glazed window overlooking rear of the property, downlight, storage cupboard containing hot water tank.

LEAN-TO

with laminate flooring, range of floor units with laminate worktop, upvc double glazed windows overlooking the side and rear of the property, upvc double glazed door out onto rear garden, wall light and outside tap.

ON THE FIRST FLOOR

LANDING

dual aspect upvc double glazed windows overlooking both the front and rear of the property, electric storage heater, downlights, access into loft, airing cupboard with shelving and access into various rooms.

PRINCIPAL BEDROOM

dual aspect upvc double glazed windows overlooking front and side of the property, carpeted, two electric storage heaters, built-in cupboard with shelving and housing fuse box, downlight.

BEDROOM 2

carpeted, dual aspect upvc double glazed windows overlooking both the front and side of the property, downlight, electric storage heater.

BEDROOM 3

carpeted, dual aspect upvc double glazed windows overlooking rear and side of the property, electric storage heater, downlight.

BEDROOM 4

carpeted, downlight, upvc double glazed window overlooking side of the property.

SHOWER ROOM

with upvc double glazed window overlooking side of the property and upvc double glazed frosted window overlooking rear, low level w.c., wash hand basin with laminate flooring, part tiled walls, downlight, electric heater, tiled walk-in shower.

BATHROOM

with laminate tile effect flooring, three piece suite

comprising tiled walk-in shower, low level w.c., wash hand basin, upvc double glazed window overlooking side of the property, upvc double glazed frosted window overlooking the rear, electric heater, downlight, part tiled walls.

OUTSIDE

The property is approached via pathway leading to upvc front door.

Rear garden with double timber gates leading to off-road parking area. The rear garden is predominantly concrete and partially laid to lawn with borders containing a variety of hedging and bushes, another outside water tap. The garden is fully enclosed via timber fencing and side gate leading out to the side of the property. TRIPLE GARAGE with sliding doors, concrete base, electricity, timber framed which leads in turn to a door into a WORKSHOP with a variety of timber benches, shelving, electricity and lighting. Further storage barn timber framed with concrete flooring, two entrance doors, electricity.

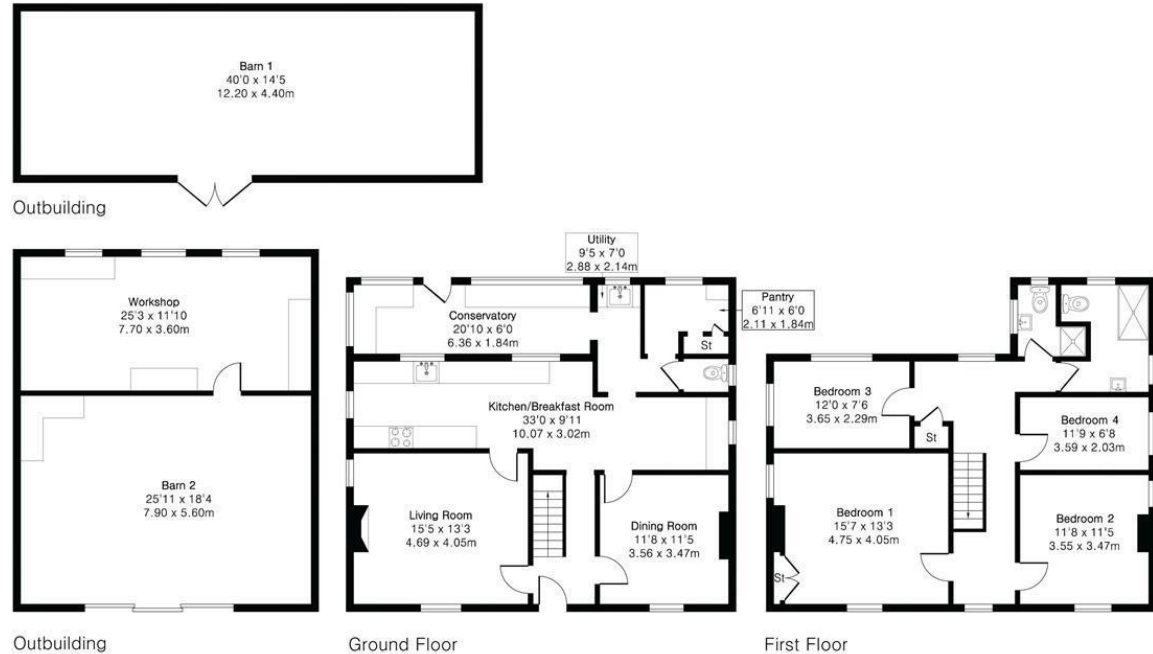






**Approximate Gross Internal Area 1713 sq ft - 159 sq m
(Excluding Outbuilding)**

Ground Floor Area 929 sq ft – 86 sq m
First Floor Area 784 sq ft – 73 sq m
Outbuilding Area 1361 sq ft – 126 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £400,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District Council



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.



[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.