



37 Market Street, Cambridge, CB24 4QG  
Guide Price £395,000 Freehold



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**A CHARMING GRADE II LISTED COTTAGE FULLY RENOVATED AND EXTENDED TO A HIGH STANDARD OFFERING VERSATILE SPACE, NICELY SITUATED IN A PICTURESQUE LOCATION OVERLOOKING THE GREEN IN THIS POPULAR VILLAGE.**

- Charming fully renovated cottage
- Extended to provide versatile accommodation
- Retaining original features
- 2 double bedrooms plus dressing room (one to ground floor)
- Superb light-filled glazed living room
- Kitchen and separate dining room
- Ground floor bathroom
- Parking for 2 cars
- Gas fired central heating (underfloor to ground floor and radiators to first floor)
- 10-year warranty

**The Property**

A charming cottage full of character, still retaining original features but having undergone a full programme of renovation works and extension. Designed by highly-regarded local architects Graham Handley and expertly blending a traditional property with today's modern living, the property offers versatile accommodation finished to a high standard. The property is nicely situated overlooking a pretty village green on Market Street in Swavesey and provides convenient access to the A14 and the guided Busway with links through to Cambridge and the market town of St. Ives.

Upon entering you are greeted with beautifully aged red floor pammets as a delightful reference to the property's history, which run throughout the ground floor. Stepping in to the property there is a dining room with enclosed stairs leading to the first floor, separate to the kitchen and divided by an inglenook space. The kitchen itself is spacious and features an arrangement shaker-style cabinetry, a range of integrated appliances and wooden worksurfaces. The dining room is then open through to the new extension, cleverly stepping through characterful beams. This new living room is a superb light-filled space with large glazed contemporary sliding doors spanning the width of the two sides of the room. The living room then leads to a new double bedroom featuring vaulted ceilings and a generous well-appointed 4-piece family bathroom. To the first floor there is a charming double bedroom overlooking the green which is open to a large dressing room.

Outside, the property fronts on to the picturesque green. There is a block-paved driveway shared with Plots 2 and 3 with parking for two vehicles to the rear of the property, along with decorative stone borders and planted beds. To the side of the property is gated access and paved path leading to an enclosed rear garden, laid to lawn and with generous paved patio area for al-fresco dining.

**Location**

Swavesey is a lively village conveniently situated just 9 miles north of Cambridge and about 5 miles from the market town of St Ives. There are local shopping facilities provided in the village and both the primary and village college have an excellent reputation. There is a regular bus service to Cambridge and the A14 and M11 motorway are within just a few miles drive. In addition, the guided busway runs from Huntingdon Railway station to Trumpington Park & Ride providing a direct link to Cambridge City centre, Cambridge railway station and Addenbrookes Hospital. Rail links to London are available from nearby Huntingdon or Cambridge railway stations.

**Tenure**

Freehold.

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Services**

All mains services are connected.

Gas fired central heating with new boiler serving underfloor to ground floor and radiators to first floor.

**Local Authority**

South Cambridgeshire District Council

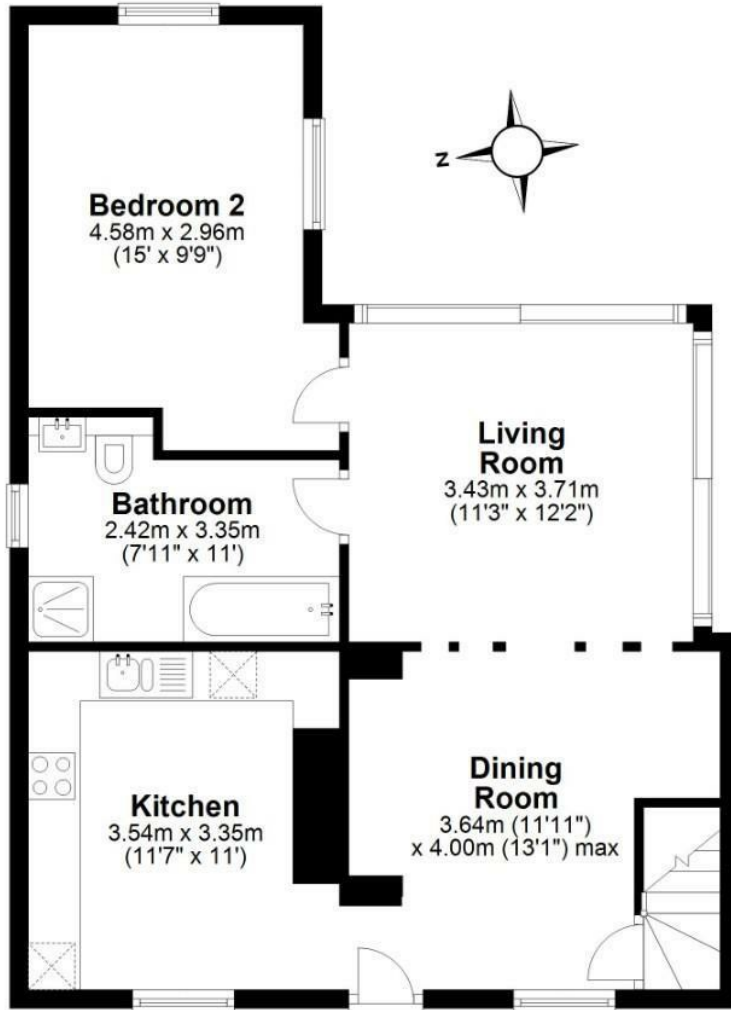
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



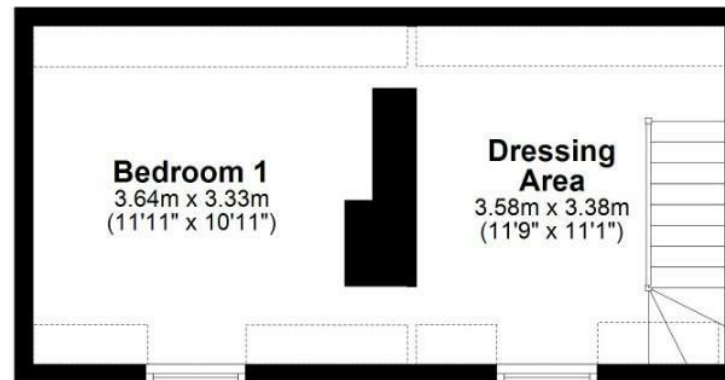
## Ground Floor

Approx. 61.5 sq. metres (662.5 sq. feet)



## First Floor

Approx. 27.1 sq. metres (291.9 sq. feet)



Total area: approx. 88.7 sq. metres (954.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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	

