



4 Boxworth End, Swavesey, Cambridge, CB24 4RA
Guide Price £800,000 Freehold



rah.co.uk
01223 819300

A LARGE EXECUTIVE DETACHED RESIDENCE MEASURING IN EXCESS OF 3000 SQFT AND BEING OFFERED FOR SALE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Detached House
- Constructed in 1990
- Air source heating and photovoltaic solar panels
- 0.2 acres
- Council tax band - G
- 5 beds, 3 baths, 4 recepts
- 3137 Sqft / 291 Sqm
- Double integral garage and driveway
- EPC rating - C / 77

This delightful, detached residence is situated along Boxworth End 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. As you enter the property through the front porch you are greeted by an expansive entrance hall with a gallery landing above. The ground floor comprises four reception rooms which are made up of a living room, playroom, formal dining room and a home office perfect for working from home. Completing the ground floor is a generous kitchen/diner, a utility room, and a ground floor shower room. To the first floor are five well proportioned bedrooms which is complimented by a large master bedroom with en-suite bathroom and a balcony with far reaching views across neighbouring fields. Completing the first floor is a family bathroom which serves the remaining four bedrooms and benefits from a bath and a single enclosed shower.

To the front of the property is a block paved driveway and turning point which leads upto the integral double garage with EV charge points. The rear garden is fully enclosed with a patio area off the dining room, and kitchen. The rear garden is split over two levels with the upper level laid predominantly to lawn with a variety of trees and a pergola with patio below to the far rear corner.

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

Services

Main services connected include: electricity, water and mains drainage. Air source heating. Solar panels for electricity too.

Statutory Authorities

South Cambridgeshire District Council

Council Tax Band G

Fixtures and Fittings

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

Viewing

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

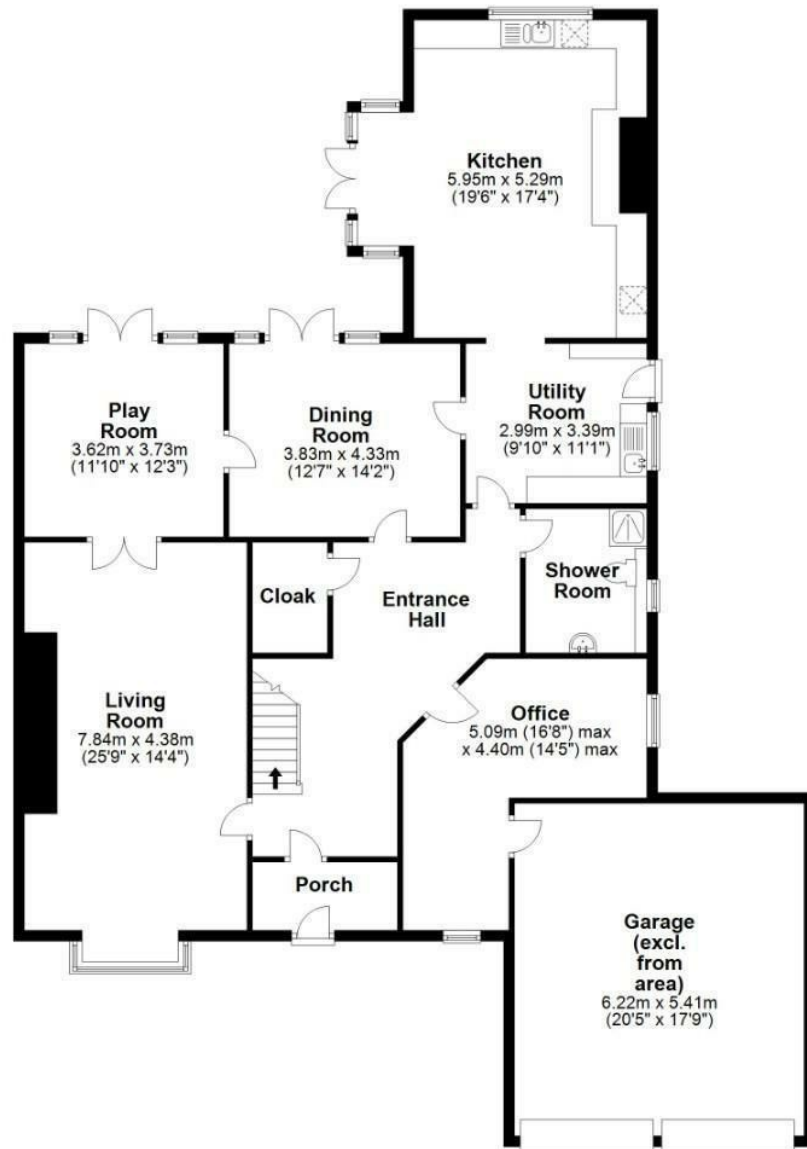
Agents note

Tenancy expires December 2025



Ground Floor

Approx. 150.1 sq. metres (1615.9 sq. feet)



Total area: approx. 291.5 sq. metres (3137.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 141.4 sq. metres (1521.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	77	81
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

