



GRAY & TOYNBEE  
  
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**FOR SALE**

Watergate Cottage, 5 Swaffham Road  
Lode, CB25 9EZ

**Guide price £465,000**





## Watergate Cottage, 5 Swaffham Road Cambridge, CB25 9EZ

- 4 bedrooms
- 2 reception rooms
- 2 bathrooms
- Generous gardens

A beautifully presented and refurbished semi-detached family home with extended accommodation and clever alterations creating versatile family space. Situated in a non-estate position within walking distance to the centre of the village and convenient reach of the neighbouring village of Bottisham.

This stylish home has been cleverly altered to create bright and spacious accommodation incorporating two stunning reception rooms, one with a wood burning stove and bespoke cupboards and shelving. The kitchen/breakfast room is located at the back of the house with views to the garden and is an excellent space with stunning wall and base units with wooden work surfaces and a ceramic butler sink. There are fitted appliances which include a range oven, a full-height fridge and freezer and a dishwasher. A rear lobby and contemporary shower room complete the ground floor.

Upstairs there are four bedrooms. The master is particularly lovely with bespoke fitted wardrobes







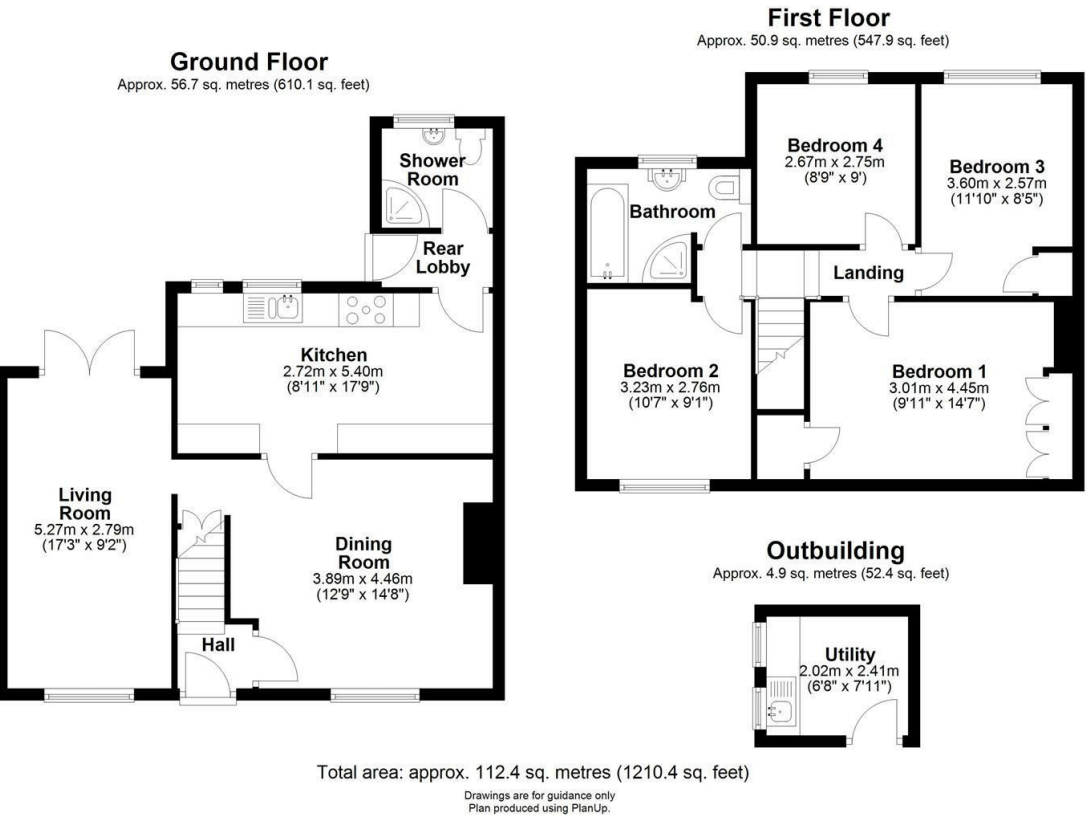
and a large cupboard. There is also a separate family bathroom with a shower over the bath.

Outside, the property is approached via a gated driveway with ample parking and well stocked borders. Gated side access leads to a gravelled seating area and generous lawn enclosed by timber fencing. There is a brick built laundry room with power and fitted cupboards with work surfaces and inset sink with space and plumbing for a washing machine and separate dryer and further space for a fridge/freezer.

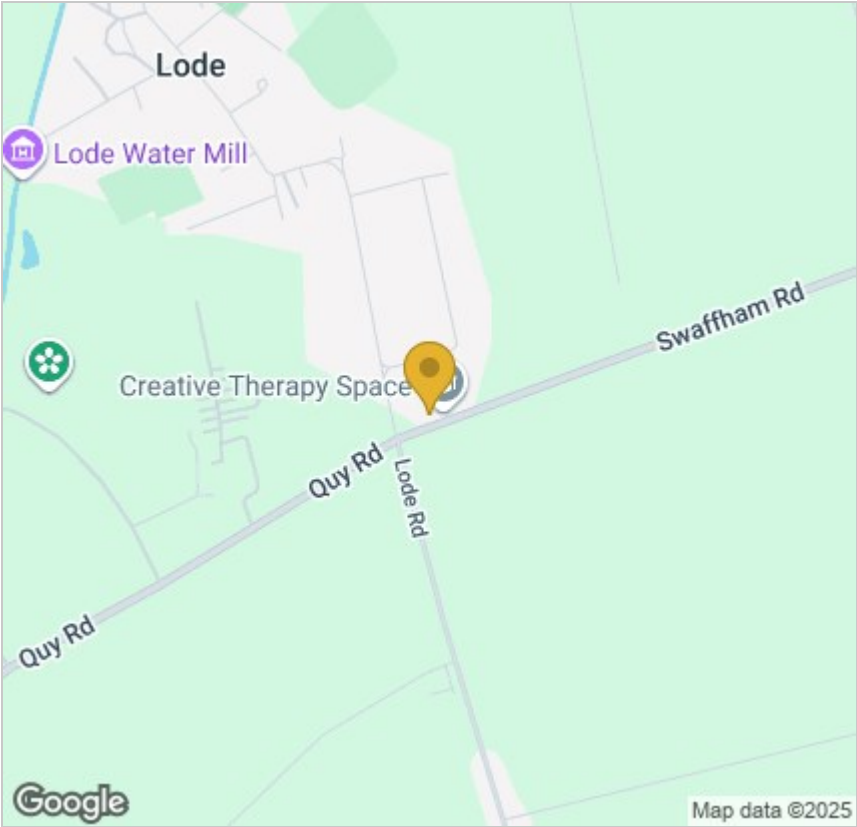
The property is located in the popular village of Lode which is a small village conveniently situated about 7 miles northeast of Cambridge with excellent access to the A14, Cambridge Science Park, Newmarket and Bury St Edmunds. Facilities within the village including, 'The Shed' (Bar & Tai Restaurant), church and a recreation ground and the beautiful Anglesey Abbey gardens (National Trust) is located on the edge of the village. More comprehensive facilities are available in the neighbouring village of Bottisham (about 1 mile) including a range of shops, public house, doctor's surgery, library, sports centre with swimming pool, primary school and a highly regarded college. SatNav: CB25 9HD  
What3Words: ///painter.riders.mural



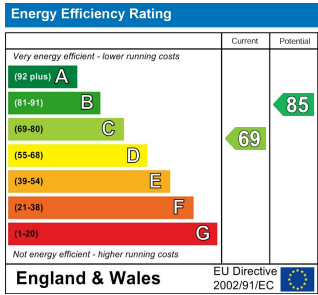
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C