



Bridge Farmhouse, 5 Rogers Road, Swaffham Prior, CB25 0HX

Guide price £950,000



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Bridge Farmhouse, Rogers Road, Swaffham Prior.

- Grounds approaching 0.75 of an acre
- Quiet village setting
- Solar panels, air conditioning
- Garaging and workshop
- EPC rating C

A beautifully appointed four-bedroom family home, extended and refurbished throughout, situated in a quiet position in grounds approaching 0.75 of an acre, and backing onto paddocks, about 7 miles from Cambridge.

Set well back from the road behind walling this detached house has been extended and reconfigured to provide open-plan living space, with modern features and finishes.

There is a large porch and hallway with brick floors. The open-plan family room is at the centre of the home and has a dual aspect including bi-fold doors to the rear. The kitchen area is well-appointed with low-level cupboards, quartz worktops and a range cooker, there is also a boiling water tap. A double-sided fireplace with a wood burner serves the family room and sitting room, which also has a dual aspect and 3 large sash windows to the front. The dining room is off the kitchen and has ceiling beams, and double doors to the conservatory, which has doors to the garden and central heating for year-round use. There is a study, a good-sized utility room and a ground-floor shower room.

Upstairs there are four bedrooms, three have built-in storage, including the main room which has fitted wardrobes and also a dressing room with a vaulted ceiling and is fully fitted with bespoke hanging and shelving, the en-suite shower room has a large shower and towel rail. The family bathroom has a roll-top bath, a separate shower and an electric Velux window. All the rooms at the rear of the house have vaulted ceilings and the three largest bedrooms have air conditioning.

Much of the ground floor has natural limestone tiles, supplied by Mandarin Stone, and with underfloor heating. The house has full double glazing including sash-style windows to the front aspect. The central heating is supplied by the new community heat network which is a renewable source of heating and hot water for the whole village.



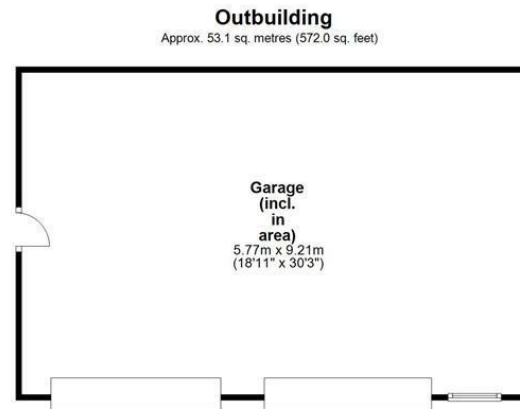
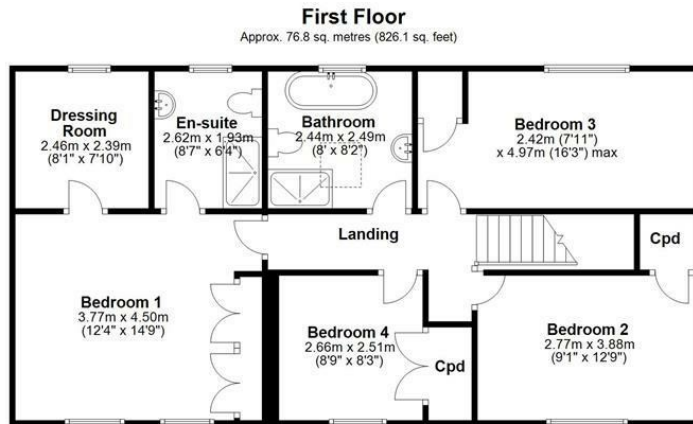
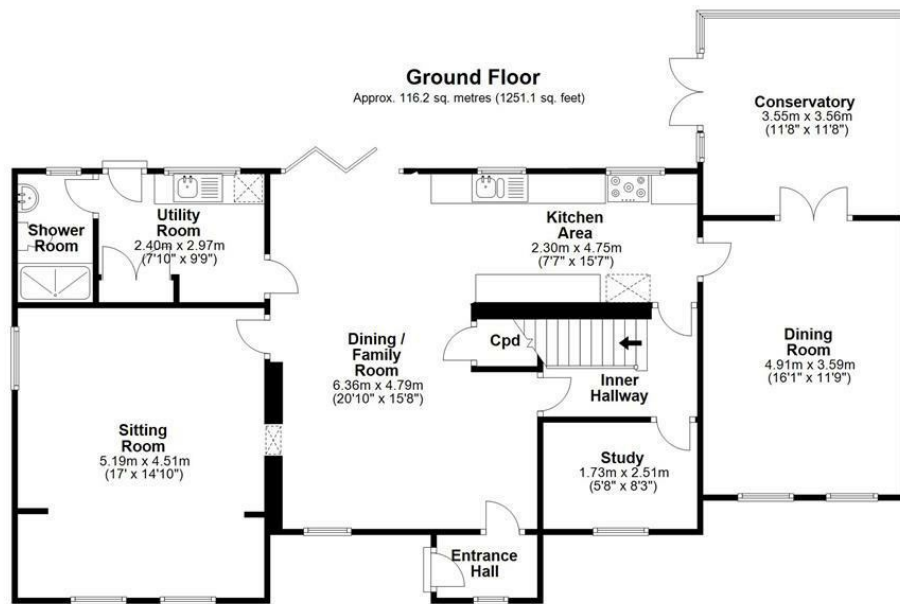
The large front garden has various trees and a pond, the long gravel driveway has an electric gate and high brick wall, it wraps around the rear of the house to a large parking area and the garaging, which is nearly 600sq. ft and has a workshop area, sink and plenty of loft storage. At the rear of the house is a large terrace and lawned area, there is a children's play area and a large allotment with a greenhouse, shed and log store.

The remainder of the gardens are mainly lawn with a variety of mature trees, hedging and beds. The whole is enclosed by chainlink fencing and back onto paddocks, beyond which is Devil's Dyke.

Swaffham Prior is a small and popular village about 6 miles northeast of Cambridge, it has a primary school and pub, as well as two churches. There are excellent shopping facilities nearby at Burwell.



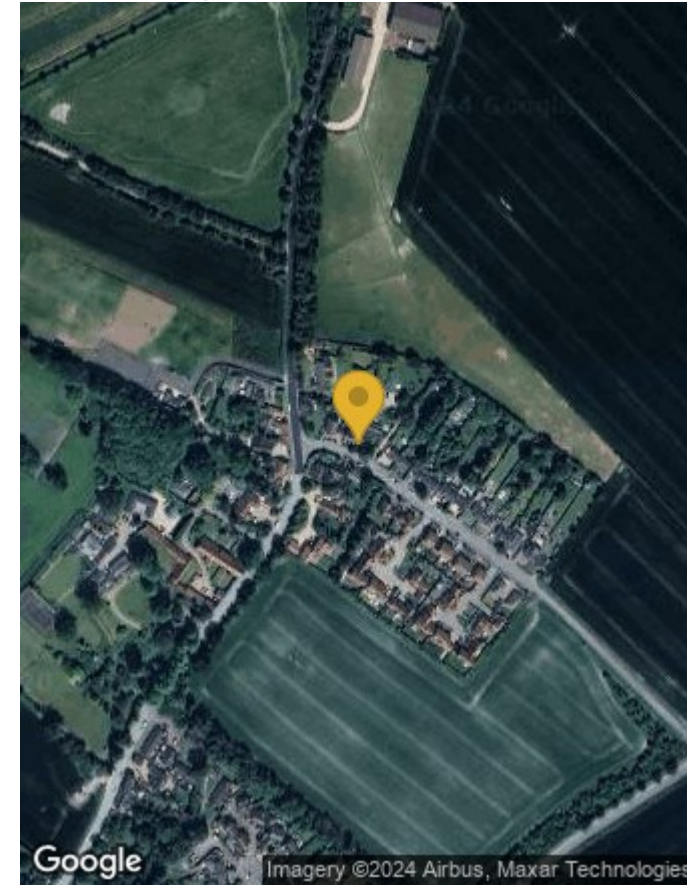




Total area: approx. 246.1 sq. metres (2649.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		73	
(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	

Tenure: Freehold

Council tax band: F

Agents note: The vendor is a director of Gray & Toynebee.

Please contact our Gray & Toynebee - Cambridge Office on 01223 439 888

if you wish to arrange a viewing appointment for this property or require further information.

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