



Lower End, Swaffham Prior, CB25 0HT

CHEFFINS

Lower End

Swaffham Prior,
CB25 0HT

- Bespoke Detached Modern House
- 4 Bedrooms – 3 Bath/Shower Rooms
- Stunning Open Plan Living Area
- Delightful Established Gardens
- 4 Acre Paddock (sts)
- Purpose Designed Equestrian Facilities
- Stables & Double Garage
- Stunning Views to the Rear

A highly individual 4 bedroom detached contemporary modern home with a wealth of contemporary character including a superb open plan kitchen/dining/living area with bi-folding doors to the rear and a main bedroom with a juliet balcony overlooking the gardens. The property benefits from truly outstanding landscaped gardens and equestrian facilities comprising 4 acres (sts), post and rail paddocks, turn out areas, stabling and a double garage. A beautifully presented individual house and equestrian amenities situated with delightful views over fen land.

4 3 1

Guide Price £850,000





LOCATION

SWAFFHAM PRIOR is an attractive village lying 8 miles east of Cambridge and 5 miles west of Newmarket. There is a fine blend of both period and modern property and basic amenities, including a public house and a primary school. The nearest secondary school is in the village of Bottisham approximately 3 miles away.

HALLWAY

with a part glazed composite entrance door, engineered wood flooring.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Kitchen area with a range of contemporary fitted base and wall mounted cupboards with worktops and integrated 1.5 bowl sink, centre island with further cupboard storage and space for a freestanding electric Range (available by separate negotiation), integrated dishwasher.

Dining area with laminate flooring and a pair of doors overlooking the rear garden.

Living area with stairs leading to the first floor with under stairs storage cupboard, laminate flooring and bi-folding doors to the rear overlooking the garden.

Walk-in laundry cupboard with space and plumbing for washing machine and tumble dryer.

Plant cupboard with pressurised hot water cylinder.

BEDROOM 3

with a window to the front aspect.

STUDY/BEDROOM 4

with laminate flooring, window to the front aspect.

GROUND FLOOR BATHROOM

with a bath, hand basin, concealed cistern low level, tiled flooring and part tiled walls.

FIRST FLOOR

LANDING/STUDY AREA

with sloping ceilings with velux windows, built-in cupboard storage, shelving, laminate flooring.

BEDROOM 2

with sloping ceilings with wood panelling, built-in wardrobes with mirror sliding doors, laminate flooring, further built-in cupboard storage.

ENSUITE BATHROOM

with a bath with shower over, hand basin, low level WC, part sloping ceilings, laminate flooring.

SHOWER ROOM

with a part tiled shower cubicle, hand basin, concealed cistern low level WC, laminate flooring, part sloping ceilings, velux window to the side aspect.

BEDROOM 1

An attractive room with built-in wardrobes, laminate flooring, sloping ceilings and a pair of doors and a Juliet balcony with outstanding views over the gardens and paddocks.

OUTSIDE

The front of the property is approached via a large shingled driveway providing space for 3 cars with a clunch wall boundary to the front, established trees and shrubs and an open plan covered porch area. This driveway provides vehicular access to the rear of the adjoining property to the left hand side. A further driveway to the right hand side provides access to the stabling and land and provides additional parking area and a double garage/workshop.

To the rear of the property are truly delightful landscaped gardens with shingled pathways and an abundance of well designed shrub borders, an attractive raised paved patio and bespoke seating areas, beds and water features. The garden continues to a further paved seating area with a timber clad open plan garden room and a further pathway leading through delightful established gardens.

The further driveway to the right hand side of the property leads to 4 acres (sts) of post and rail paddocks with water supply, turn out area, menage (40m x 20m) stable block with 6 units comprising a tack & feed room, cart shed and stables, 4 muck bunkers, field shelter

DOUBLE GARAGE/WORKSHOP

6 x 6 (19'8" x 19'8")

with light and power, electrically operated roller shutter door, work bench and steel shelving.

The Paddock gardens provide a beautiful place to sit and is designed with environmental principles at the forefront. The paths and driveways are gravel, wood chip and recycled

road planings allowing rain to permeate through. The dense planting plays host to a diverse range of shrubs and herbaceous plants. The decked area provides a great place to enjoy beautiful sunsets and the peaceful surroundings.

There are a lot of pleasant rides in the area, direct from the stables and several organisations provide pleasure and competitive events rides in the area.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

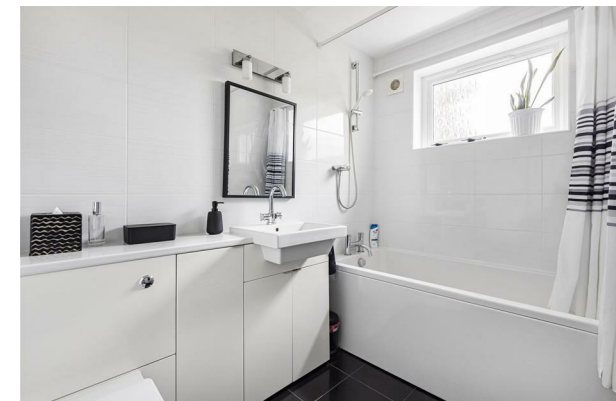
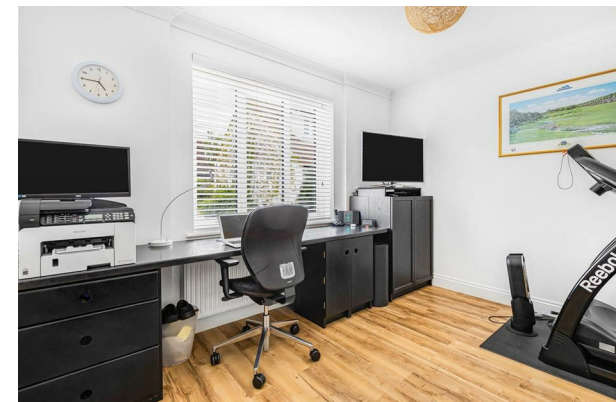
Square Footage - 1754.52

Parking - Garage & Driveway

Heating sources - Air source heat pump to radiators & hot water. (installed in 2021 with an estimated lift span of more than 20 years, currently on a service contract and benefiting from grant funding). Villagers can ask to be included in the Swaffham Prior Heat Network.

Rights of Way - The driveway to the front of the property provides vehicular access to the rear of the adjoining property to the left hand side.

For more information on this property, please refer to the Material Information Brochure on our website.





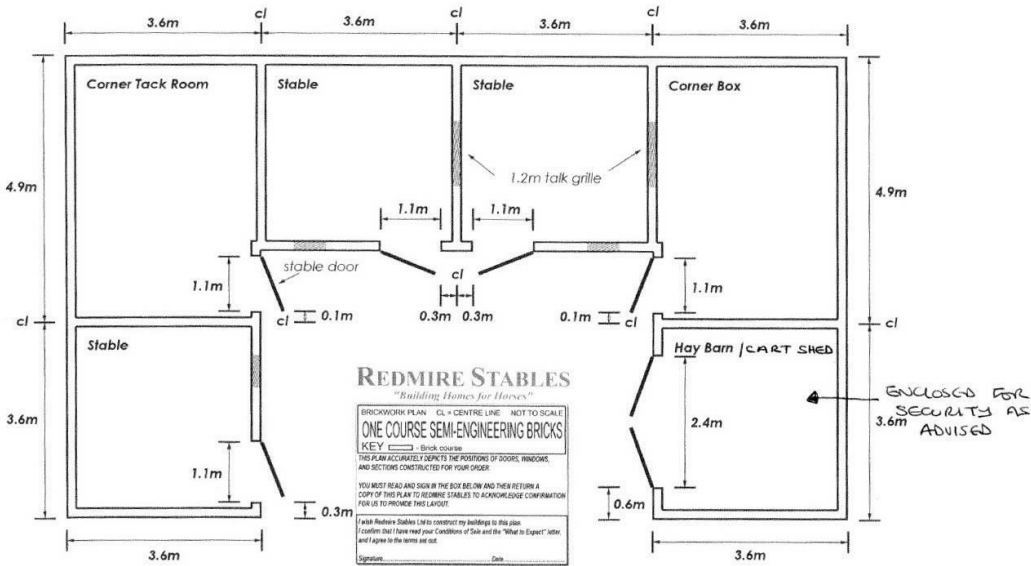












Approximate Gross Internal Area 1753 sq ft – 163 sq m
 Ground Floor Area 1224 sq ft – 114 sq m
 First Floor Area 529 sq ft – 49 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(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

Guide Price £850,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – East Cambridgeshire



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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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.