



High Street, Swaffham Bulbeck, CB25 0HP

CHEFFINS

High Street

Swaffham Bulbeck,
CB25 0HP

- 4 Double Bedrooms – 1 Ensuite
- 3 Versatile Reception Rooms
- Well-equipped kitchen and separate utility room
- Approx. 2,500 sq. ft. of flexible living space
- Dedicated office/study
- Generous Plot with Private Gardens
- Detached Garage
- Oil-fired central heating (new boiler installed in 2024)

A rare opportunity to acquire a beautifully proportioned and highly versatile detached residence, set within a generous plot in the heart of the sought-after village of Swaffham Bulbeck. Offering approximately 2,000 sq. ft. of accommodation, this elegant chalet-style home is perfectly tailored for modern family life with spacious, light-filled living areas, a ground-floor master suite, and a seamless blend of formal and informal spaces throughout. The flexible layout includes 3 generous reception rooms, a well-appointed kitchen with walk-in pantry, a separate utility room, and a dedicated home office. Outside, the mature gardens offer landscaped lawns, a walled garden, and productive vegetable beds. A gated driveway provides ample off-street parking and leads to a detached brick-built garage. With space, and exceptional functionality, this is a home that adapts to your needs and invites you to settle in for the long term.

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Guide Price £795,000





LOCATION

SWAFFHAM BULBECK is a picturesque village ideally placed for Cambridge (8 miles) and Newmarket (7 miles). The village benefits from a primary School and a post office and thriving village shop.

ENTRANCE PORCH/HALLWAY

A welcoming porch leads into a spacious hallway, setting the tone for the home's generous proportions and providing access to the principal ground floor rooms and with stairs to the first floor.

SITTING ROOM

A generously proportioned bright and inviting room with patio doors opening onto the garden and a feature gas fire with surround (bottled gas).

CONSERVATORY

Adjoining the sitting room, the conservatory offers peaceful views of the garden with direct access to the patio.

DINING ROOM

A flexible dining area with slatted folding concertina doors linking to the sitting room and a large window overlooking the garden.

KITCHEN

Fitted with a comprehensive range of wall, base, and eye-level units. Appliances include an electric oven, built-in electric microwave oven, ceramic hob, and a single gas burner (bottled gas). A walk-in pantry provides additional storage.

UTILITY ROOM

A practical space with further cabinetry, worktops and a door to the rear garden.

OFFICE/STUDY

Accessed via the utility room, this private workspace is ideal for remote working or study.

CLOAKROOM

Comprising WC, hand basin, and window.

MASTER BEDROOM

A spacious ground floor double bedroom with fitted wardrobes and window overlooking the garden.

ENSUITE SHOWER ROOM

Comprising shower cubicle, WC, hand basin, and window.

FIRST FLOOR**LANDING**

Spacious and bright, providing access to all first floor rooms.

BEDROOM 2

A bright and spacious double room with garden-facing window.

BEDROOM 3

Double bedroom with built-in wardrobes and rear aspect window.

BEDROOM 4

Another well-sized double bedroom with built-in storage.

FAMILY BATHROOM

Comprising panelled bath with shower over and screen, WC, and hand basin.

OUTSIDE

The front driveway and garden is approached via a gated sloping driveway, the property enjoys a paved front parking area and landscaped gardens with established planting.

To the rear of the property are two distinct and private garden areas:

- The main garden includes well maintained lawns, productive vegetable beds, and timber fencing.
- A separate walled garden features a lawn and patio seating area, ideal for entertaining or quiet enjoyment.

Both gardens are well-established with mature shrubs, trees, and flowering borders.

GARAGE

Located at the rear of the property, a detached brick-built garage with an electrically controlled up-and-over door and an EV Charging point.

SALES AGENTS NOTES

1. The property has solar panels which are owned outright with excess energy being sold back to OVO Energy.
2. The property is located in Swaffham Bulbeck Conservation Area.
3. There is a right of access over 51 High Street to maintain the garden boundary wall on the left which is 55's responsibility, there is also an easement over 51 High Street's driveway to access the drains.

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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Guide Price £795,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambridgeshire



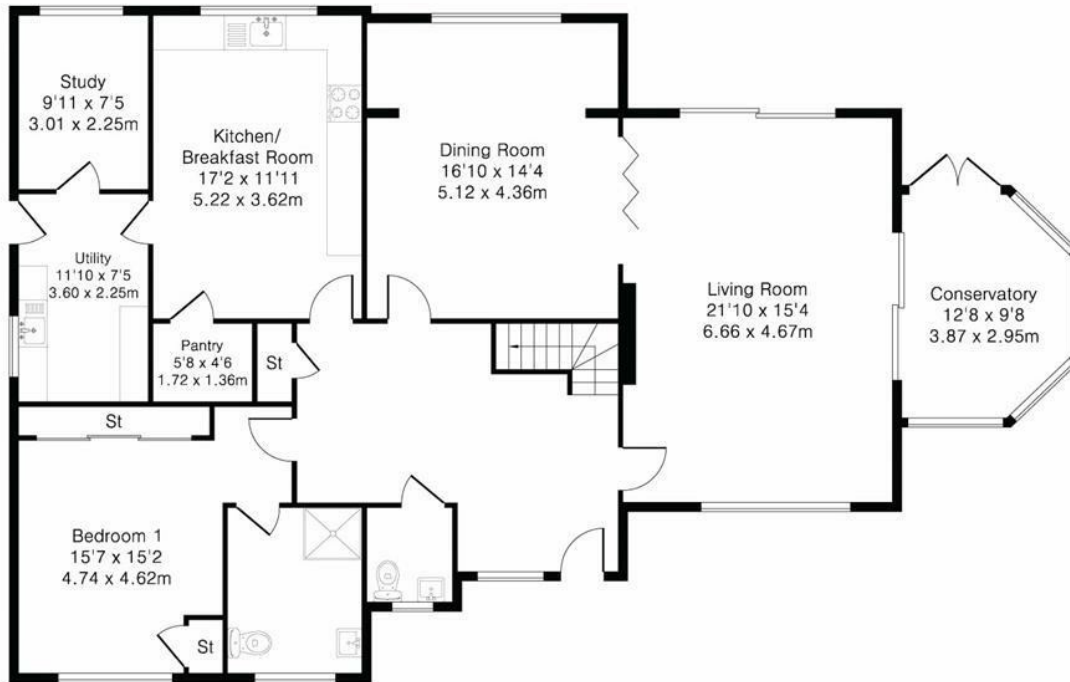


Approximate Gross Internal Area 2584 sq ft - 240 sq m

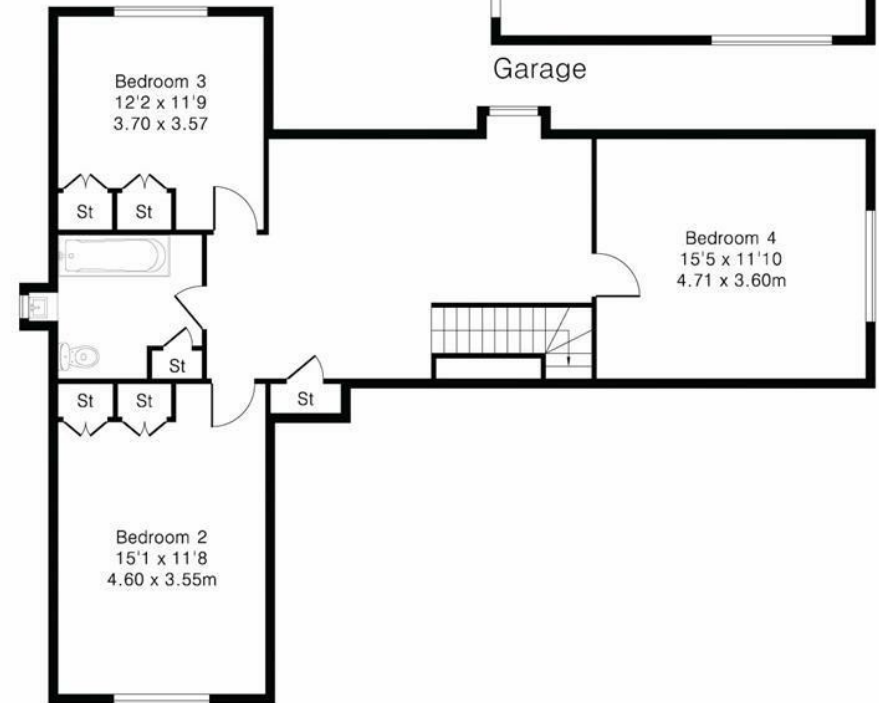
Ground Floor Area 1649 sq ft – 153 sq m

First Floor Area 935 sq ft – 87 sq m

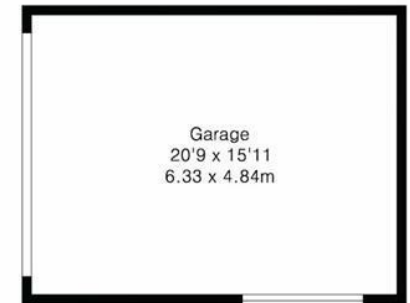
Garage Area 330 sq ft – 31 sq m



Ground Floor



First Floor



Garage



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.





Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.

