



Heath Road, Swaffham Prior, CB25 0LA

**CHEFFINS**



## Heath Road

Swaffham Prior,  
CB25 0LA

- Residential & Commercial Use
- 4 Bedroom Detached Home
- 1,400 sq.ft of Outbuildings including an Office & Workshop
- Views Over Open Countryside
- Conveniently Situated for both Cambridge and Newmarket

A fantastic opportunity to acquire a spacious detached home enjoying beautiful views across open countryside, ideally located for easy access to both Cambridge and Newmarket. This versatile property is ideal for combining business and home life, offering a four-bedroom detached house with over 1,900 sq.ft of living space, plus an additional 1,400 sq.ft across multiple outbuildings, including an office, workshop, and outdoor gym. Viewing Essential.

4 2 2

**Offers In Excess Of £1,300,000**





## 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.



**ENTRANCE HALL**

A fantastic space with a large oak staircase leading to the first floor, a composite solid wood entrance door with full length glazed side screens, slate tiled flooring with under floor heating, 2 windows to the side aspect, inset spotlights, under stairs storage cupboard.

**LIVING ROOM**

A dual aspect room with a window to the front aspect and doors to the rear garden, built-in media wall with shelving, brick fireplace with a wood burning stove, under floor heating.

**KITCHEN/DINING ROOM**

A beautiful light room with a range of matching wall and base units with a bespoke made solid wood kitchen, granite work surfaces, double Belfast style sink, integral appliances including a Bosch double eye level oven, Bosch induction hob with extractor hood over and Bosch integral dishwasher, space for fridge/freezer, inset spotlights, slate tiled flooring with under floor heating, window to the rear aspect and French doors opening onto the gardens with field views to the rear.

**UTILITY ROOM**

with base and wall mounted units, sink with mixer taps, space and plumbing for washing machine, granite work surfaces, slate tiled floor with under floor heating, inset spotlights, extractor fan, double glazed window, solid wood door opening onto the rear garden.

**CLOAKROOM**

with a suite comprising a low level WC, pedestal wash hand basin, slate tiled floor, inset spotlights, window to the side aspect.

**STUDY/PLAYROOM**

A dual aspect room with windows to the front and side aspects, inset spotlights, under floor heating.

**FIRST FLOOR****GALLERIED LANDING**

with triple aspect windows, bi-folding doors onto the balcony overlooking the fields to the front, 2 radiators, large loft access with pull down ladder (fully boarded), airing cupboard.

**BEDROOM 1**

with a radiator and a window to the rear overlooking the fields.

**ENSUITE SHOWER ROOM**

with a large shower cubicle with natural stone tile and glass feature wall, low level WC, vanity wash hand basin, inset spotlights, Karndean flooring, heated towel rail.

**BEDROOM 2**

with a radiator, window to the rear overlooking the fields.

**BEDROOM 3**

with a radiator, window to the rear overlooking the fields.

**BEDROOM 4**

with a radiator, window to the front overlooking the fields.

**FAMILY BATHROOM**

with a low level WC, large bath, pedestal wash hand basin, inset spotlights, heated towel rail, Karndean style flooring, window to the front aspect.

**OUTSIDE**

To the rear of the property is a large patio seating area with sculpted design flower beds. The remainder of the garden is laid to lawn with an area cornered off by box hedging, mature tree line to the left hand side and further trees to the right including Willows and Cherry blossoms. A large log store with a further storage cupboard contains the oil boiler. To the right hand side of the property is an Indian sandstone patio area with a firepit and covered seating area with power and light (Ideal for an outside kitchen area). Further features include a timber built bike store, a large timber built shed with power and light and an outside gym/studio with inset spotlights, power and light and a wall mounted electric heater. A pathway leads to a separate garden to the left hand side of the property which is laid to lawn with hedgerow borders.

To the front of the property is a fantastic private driveway accessed via a 5 bar gate with a fantastic block paved pathway and 2 large shingled parking areas with space for multiple vehicles. To the left is a laid to lawn area which is enclosed by hedgerow borders. The property has pedestrian gated access to both sides with a sandstone pathway leading around the property.

**COMMERCIAL ASPECT**

To the left of the property is a separate shingled driveway accessed via a 5 bar gate which leads to a large parking area suitable for large vehicles and access to;

**OFFICE**

with a separate kitchen, 2x cloakrooms and a small meeting room.

**WORKSHOP**

39'4" x 36'4"

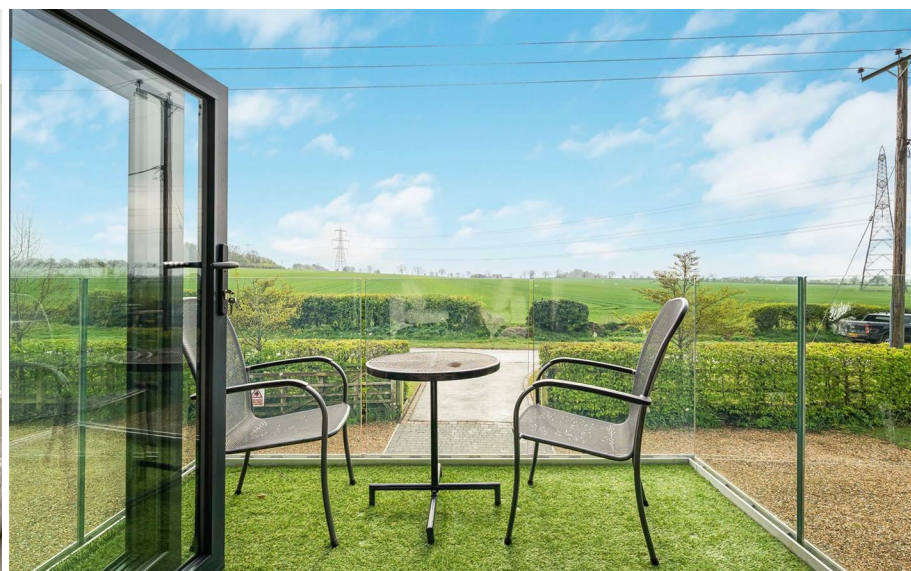
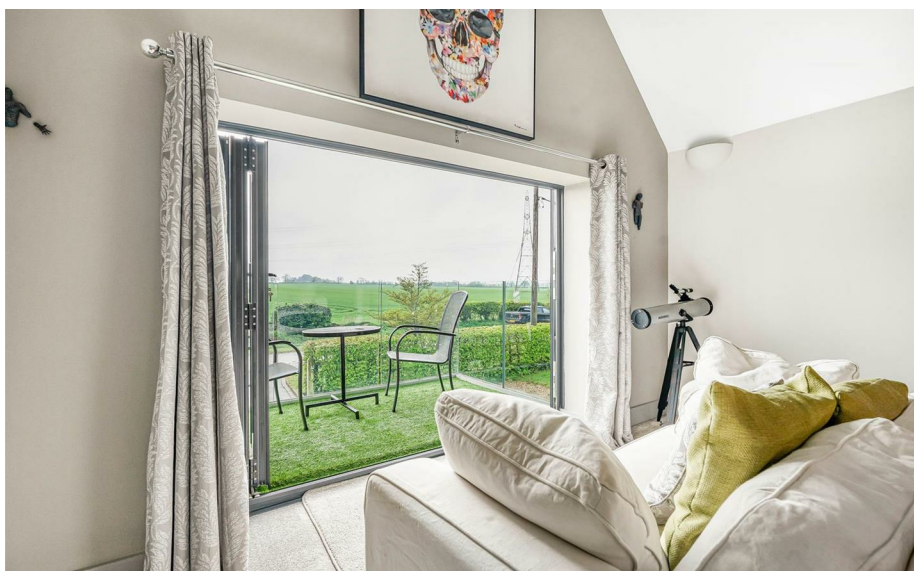
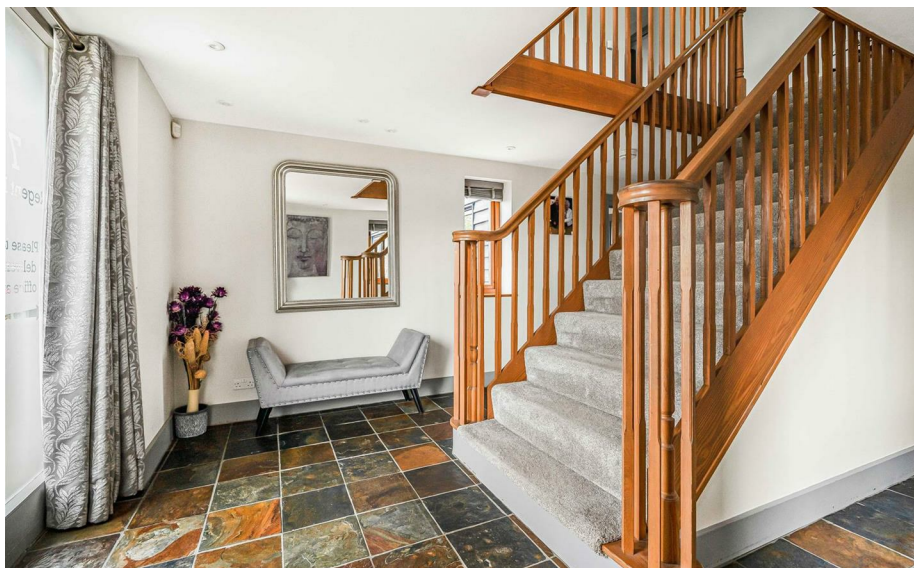
Separated into 2 workshop spaces with double doors for vehicle access and pedestrian doors.

**SALES AGENTS NOTES**

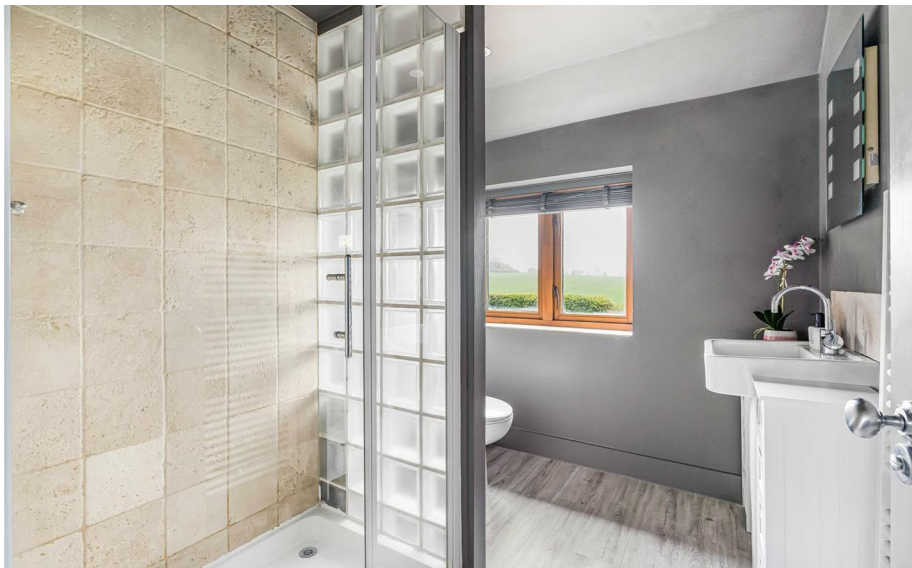
Please note the property is currently on two separate title plans.

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

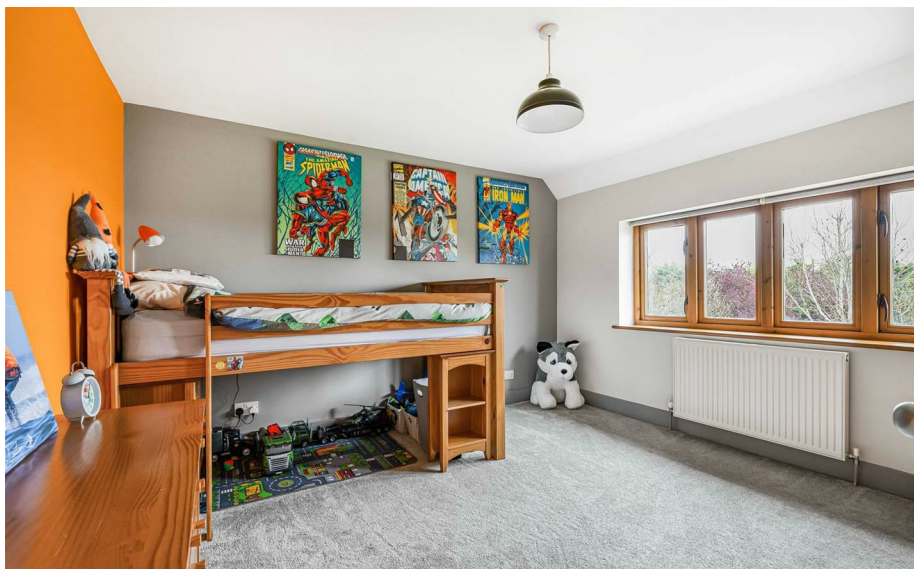













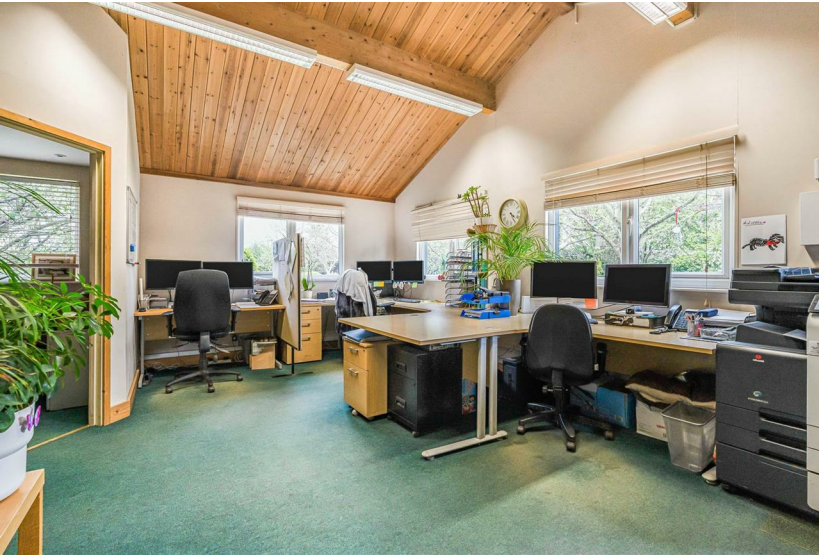






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>68</b>	
England & Wales		EU Directive 2002/91/EC 

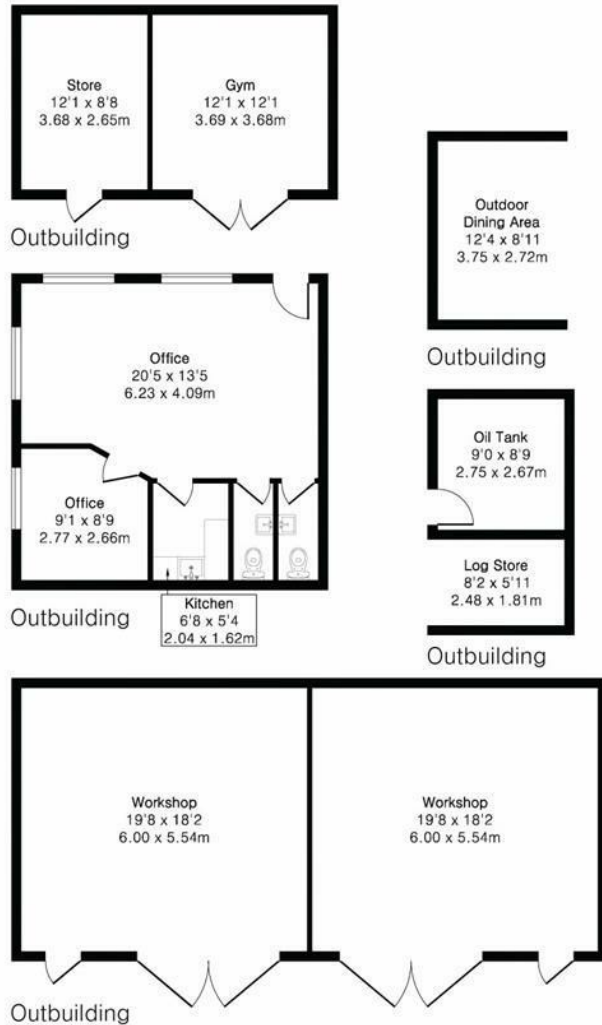
Offers In Excess Of £1,300,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - East Cambridgeshire









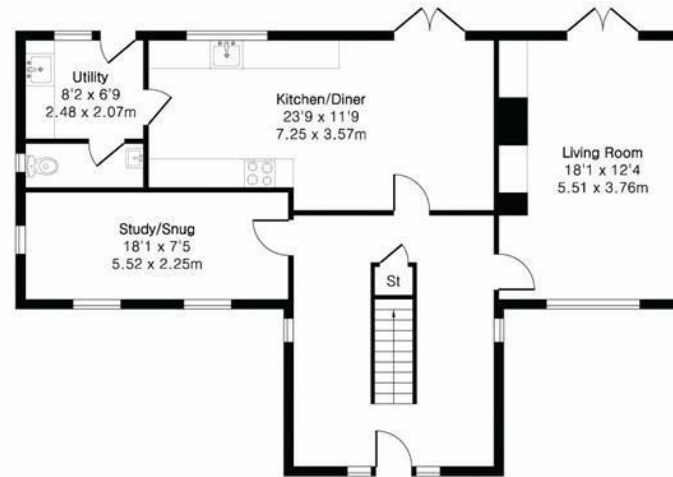


**Approximate Gross Internal Area 1922 sq ft - 178 sq m**

Ground Floor Area 961 sq ft – 89 sq m

First Floor Area 961 sq ft – 89 sq m

Outbuilding Area 1474 sq ft – 137 sq m



Ground Floor



First Floor





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.

