

pocock & shaw

Residential sales, lettings & management



10 Cage Hill,
Swaffham Prior,
Cambridge. CB25 0JS

A fascinatingly unique, inspirational and captivating detached house, built in 1984, yet seamlessly weaves together the charm and character associated with much older cottages, resulting in a property that feels both timeless and contemporary.

This house enjoys a lovely tucked away position in the sought after village of Swaffham Prior and is set in delightful gardens with a useful home office/studio.

Guide Price: £429,500



Swaffham Prior is situated approximately 8 miles north east of the University City of Cambridge and some 6 miles west of the horseracing town of Newmarket and is famous for it's twin churches and range of interesting and mainly period homes. The village has it's own primary school with secondary education being offered at Bottisham. There is relatively good access to the A14 dual carriageway with many of the regions principle traffic routes including the M11 Stansted to London and A11 to Stansted.

As you step across the threshold a warm and inviting interior greets you. The reception hall has an attractive exposed brickwork floor, staircase leading to a galleried landing and period style internal doors leading to both the largest bedroom and bathroom.

Interestingly the main living accommodation occupies the first floor with a stunning almost open plan sitting room with impressive fireplace and wood burning stove. The kitchen/dining room, though equipped with the latest culinary conveniences, maintains an air of rustic simplicity. There are two further bedrooms on the first floor. Outside the house offers car parking to the front, a delightful garden and a very useful detached outbuilding, currently used as a home office/studio.

The village of Swaffham Prior recently invested in a village wide, ground source heat pump network providing villagers with a reliable, renewable heating system. It is one of the first villages in the UK to set up such a scheme. This house has adopted the service and now benefits from an environmentally friendly source of heating and hot water.

Ground Floor

Entrance Hall

With an entrance door, exposed brick floor, period style radiator, staircase to the first floor, under stair cupboard.

Bedroom 1 4.89m (16'1") x 2.76m (9'1") max
With windows to the front and side, period style double radiator, exposed wood block flooring, feature ceiling beams, built in wardrobe.

Bathroom

Fitted with a three suite comprising of a bath with shower over and glass screen, pedestal wash hand basin and low-level WC, extractor fan, window to the rear, heated towel rail, exposed brick floor.

First Floor

Open Landing

With a Skylight.

Sitting Room 4.89m (16'1") x 3.39m (11'1")
With an attractive brick faced fireplace with a multi fuel stove, large and small window overlooking the garden, exposed brick floor and opening to:

Kitchen/Dining Room 4.89m (16'1") x 3.27m (10'9")

Fitted with a range of base and eye level units with granite worktop space over, circular sink unit with mixer tap, integrated fridge, freezer, dishwasher and washing machine, fitted eye level electric oven, built-in four ring ceramic hob with extractor hood over, microwave, window to the front and side, double radiator, exposed brick floor, access to loft space, door to outside.

Bedroom 2 4.32m (14'2") x 2.03m (6'8")
With a window to the side and skylight.



Bedroom 3 3.34m (10'11") x 1.85m (6'1") max
With a Skylight and wooden floor.

Outside

The property has a driveway to the front providing parking and leads to a front courtyard area with covered porch over the front door, stairs to the upper garden.

Detached studio/office consisting of a **ground floor workshop/Utility** 2.94m (9'8") x 2.50m (8'2")

Window to rear, entrance door. External staircase to the upper level with a **Office** 3.00m (9'10") x 2.59m (8'6") window to the rear, skylight, wooden floor and door.

Upper level garden laid to lawn with shrub borders, outside lighting and rear sitting area.

Tenure

The property is Freehold.

Services

Mains water, drainage and electricity are connected.

Council Tax Band: D East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



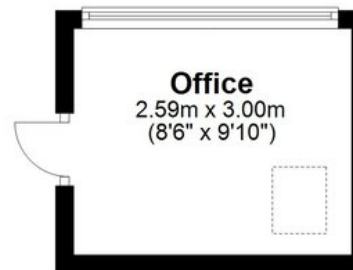
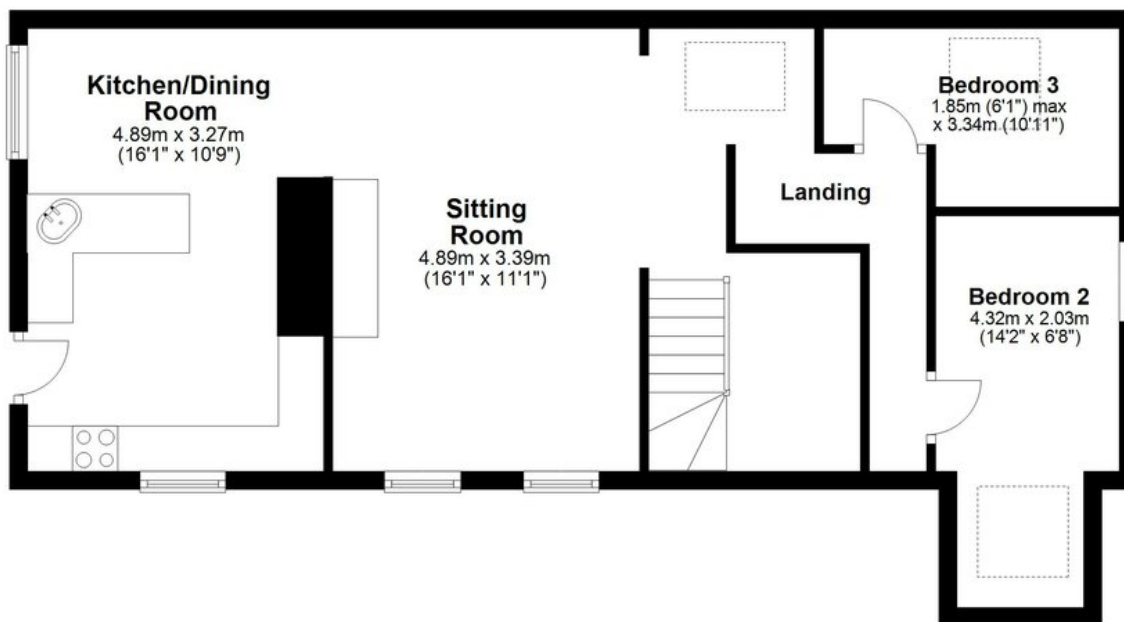
Ground Floor

Approx. 32.8 sq. metres (352.7 sq. feet)



First Floor

Approx. 68.9 sq. metres (741.9 sq. feet)



Total area: approx. 101.7 sq. metres (1094.6 sq. feet)





pocock & shaw
Residential sales, lettings & management

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
Tel: 01638 668 284
Email: newmarket@pocock.co.uk www.pocock.co.uk

An independent firm with five local offices and London marketing via the Mayfair Office

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested