



**Swaffham Road,
Reach, Cambridgeshire CB25 0HZ
Guide Price £365,000**

MA
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Swaffham Road, Reach, Cambridgeshire CB25 0HZ

A rather special 18th Century cottage standing in this most sought after of villages, enjoying a rather stunning rear garden and superb views to front and rear.

Reach is located just 8 miles equidistant between Cambridge and Newmarket and just 2 miles from the larger village of Burwell which has a wide variety of shops and facilities. Reach itself centres around a village green and includes a church and Public House.

Impressively renovated to a stunning standard, this property has been comprehensively updated and improved over recent years by the current owners and now boasts some outstanding accommodation comprising modern conveniences and retaining original period features such as beams, doors and floors throughout.

Immaculately presented rooms include a sitting/dining room, kitchen, wonderful cellar conversion to a living area, master bedroom with bedroom 2 interlinking and a first floor shower room.

Externally the gardens are a real joy. Well stocked with a range of raised borders and beds, fruit trees and mainly laid to lawn. There is a quality 15 ft detached studio/office with separate shower room, ideal for homeworking or as an annexe. The garden also includes a brand-new workshop outfitted with ample storage. Complete to rear of garden with a lovely seating area overlooking paddocks and fields to rear.

Rarely available – integral inspection strongly recommended.

EPC (E)

Accommodation Details:

Sitting/Dining Room

13'8" x 11'1"
Multi-fuel burning fireplace, TV point, ECO electric radiator, recessed LED lighting, timber beams, wood flooring, window to the front aspect, door leading through to:

Kitchen

10'0" x 8'5"
Fitted with a range of eye level and base units with worktops over, inset one and a half bowl sink unit with drainer and ornate mixer tap, part tiled walls, built in oven, induction hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiled flooring, window to the rear aspect, door leading to garden.

Cellar

13'5" x 10'4"
ECO electric radiator, recessed LED lighting, timber beams, stone flooring, light tunnel to front aspect.

First Floor

Bedroom 1

14'6" x 11'
ECO electric radiator, airing cupboard housing hot water

cylinder, loft access, carpeted flooring, window to the front aspect, door leading through to:

Bedroom 2

7'10" x 5'2"
ECO electric radiator, carpeted flooring, window to the rear aspect, door leading through to:

Shower Room

Suite comprising low level WC, pedestal hand wash basin, shower cubicle, heated towel rail, shaver point, part tiled walls, wood flooring, obscured window to the rear aspect.

Outbuilding/Studio/Office

15'6" x 7'9"
Fully insulated, complete with lighting, high speed internet connection, wood flooring, double glazed window to the side aspect and sliding door to the garden, door leading through to:

Shower Room

7'8" x 6'3"
Suite comprising low level WC, pedestal hand wash basin, shower cubicle, radiator, part tiled walls, wood flooring, obscured window to the rear aspect.

Outside - Front

Small front garden area with potted plants.

Outside - Rear

Private garden with shed, fully insulated outbuilding with double glazed window and doors, patio and decked areas, part laid to lawn with a range of raised borders, beds and fruit trees, overlooking open paddock fields.

Property Information:

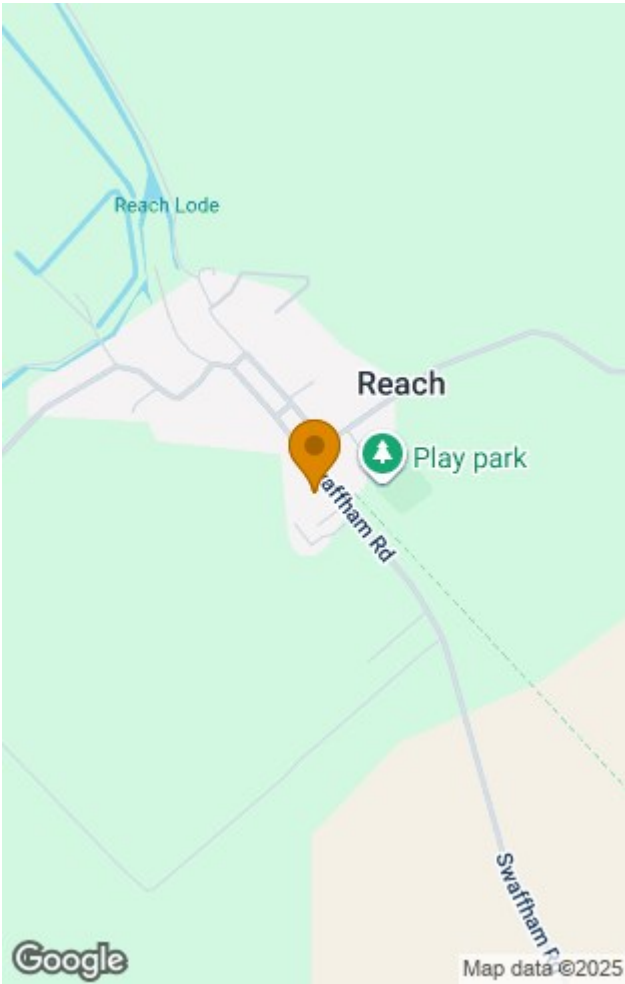
EPC - E
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Mid-Terrace Property
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 38 SQM
Parking – N/A
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric
Broadband Connected - high speed mobile broadband
Broadband Type – Ultrafast available, 900Mbps download, 900Mbps upload
Mobile Signal/Coverage – Ofcom advise limited on all networks
Rights of Way, Easements, Covenants – There is a right of way across the back of the property used by right-side neighbours for bins/bicycles.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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