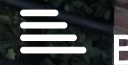




85 Middle Watch, Swavesey,  
Cambridge, CB24 4RW

**Guide price £775,000**





## 85 Middle Watch

Swavesey, CB24 4RW

- Four bedrooms and two en-suites
- Lovely private setting
- No chain
- EPC rating B

A large, detached, 4-bedroom family house built in 2000 offering high quality, open plan accommodation in a non-estate and tucked way position.

This house is one of just two barn-style homes, set back from the road, behind electronic gates and overlooking farmland at the rear. The accommodation extends to 1742 sq. ft, and is in fantastic condition.

The impressive hallway has a galleried landing above and full-height windows to the front. The main reception space is open-plan and includes a living room with a part vaulted ceiling and full-width bifold doors to the garden. The dining area also has doors to the garden and leads to the kitchen which has been well equipped with plenty of storage, integrated oven, hob, extractor, dishwasher and fridge freezer. There are stone worktops which incorporate a breakfast bar and a butler sink. There is a utility room with access to the double garage and a cloakroom and WC.

On the first floor is a landing with







an impressive, bespoke, roof lantern. There are four bedrooms, all with Velux windows. The main room has a large dressing room and high quality, stylish en-suite shower room, The second bedroom also has an en-suite and bedroom three has independent access to the family bathroom, which makes the first-floor layout extremely versatile and perfect for a large family.

The house has double glazing, gas central heating including under-floor on the ground floor. The whole property has just been redecorated internally and externally.

The house is approached via electronic gates ensuring good security and privacy, the driveway is shared with the neighbour at 85a.

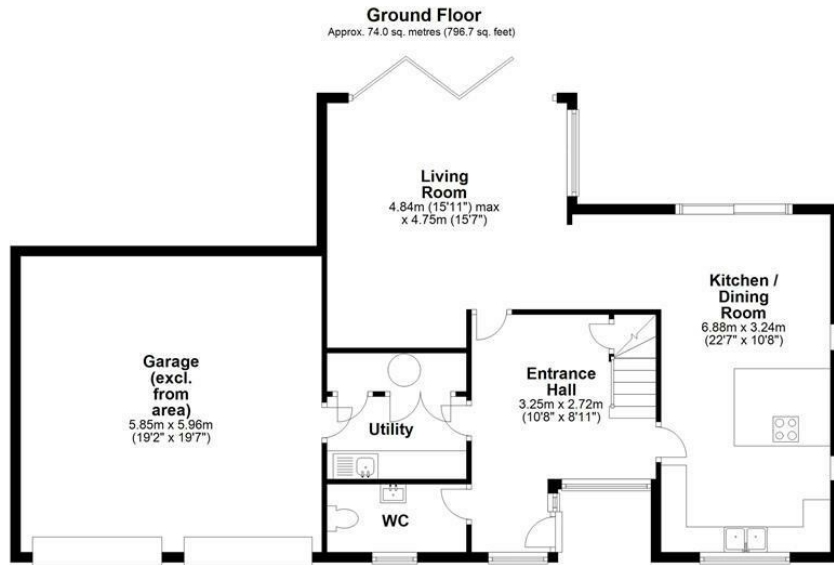
At the front, there is ample parking and a double garage. Side access leads to the side and rear gardens which are immaculately maintained and screened by hedging and fencing.

Agents note: The driveway is shared and access must be provided at all times to 85a, there is a management charge of approx. £550 p.a. to cover the maintenance of common areas and gates.





## Floor Plan



Total area: approx. 161.9 sq. metres (1742.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

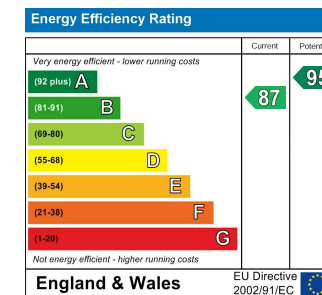
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: F

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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