



Stocks Farm House, Swaffham Prior, Cambridgeshire

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Stocks Farm House

1 Lower End

Swaffham Prior

Cambridgeshire

CB25 0HT

A 12th century Grade II listed house with four bedrooms in historic Swaffham Prior

Newmarket town centre 6.0 miles, Cambridge city centre 9.2 miles, Cambridge mainline station 1.0 miles (1 hour 6 minutes to London St. Pancras International), M11 (Jct 14) 11.8 miles, Stansted Airport 31 miles

Reception hall | Drawing room | Family room
Study | Dining room | Kitchen/breakfast room
Pantry | Utility | 2 Cloakrooms | Principal bedroom with en suite bathroom | 3 Further bedrooms | Family bathroom | Barn/garage
Garden | Approx 1.5 acres

The property

1 Lower End is an impressive Grade II listed house that provides more than 3,000 sq. ft of flexible living space and splendid period detailing including exposed timber beams and original brick-built fireplaces.

The welcoming reception hall has wooden flooring and vertical timber beams dividing the hall from the well-proportioned drawing room, which has a dual aspect and a fireplace fitted with a woodburning stove. Further reception rooms include the attractive family room with its exposed brick fireplace, the useful home study and the spacious dining room. Adjoining the dining room is the kitchen and breakfast room with its wooden units to base and wall level, integrated appliances and Aga.

Upstairs there are four comfortable double bedrooms including the generous principal bedroom with its built-in storage and luxury en

suite bathroom with dual washbasins, bathtub and separate shower unit. Two of the three additional first-floor bedrooms have built-in storage, while there is also a family bathroom.

Outside

At the front of the house, gates open onto the gravel driveway, which provides plenty of parking space for several vehicles. There is also a brick-built garage or barn for extra parking or storage. The garden at the rear includes a patio area for al fresco dining and far-reaching lawns and meadows, which extend to more than 400ft and are bordered by established hedgerow and mature trees.

Location

The historic village of Swaffham Prior lies in a convenient position between Cambridge and the town of Newmarket, surrounded by beautiful Cambridgeshire countryside. The village provides a range of everyday amenities and facilities, including a local pub, a village hall and a primary school. The surrounding villages provide further schooling, including the outstanding-rated Swaffham Bulbeck Church of England Primary School and Bottisham Village College. Newmarket town centre is just six miles away, providing additional shopping as well as supermarkets, while Cambridge city centre is nine miles away with its wealth of shopping, cultural and leisure facilities. The area is well connected for transport links, with the A14 providing access to Cambridge and towards the M11. Cambridge offers mainline rail services to London Liverpool Street and London St. Pancras International (both approximately 1 hour).





Floorplans
House internal area 3,310 sq ft (307 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Cambridge, take the A1134 and A1303 (Newmarket Road) east away from the city centre. At the roundabout for the A14, take the second exit onto the A1303 and then turn immediately left onto the B1102/Church Road/Stow Road. Continue to follow the B1102 for 4.8 miles, then turn left onto Cage Hill. Turn right onto Lower End and the property will be immediately on the left.

General

Local Authority: East Cambridgeshire District Council

Services: Mains water, electricity and drainage. Oil fired central heating and Aga.

Council Tax: G

Tenure: Freehold

Guide Price: £1,650,000

Cambridge

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