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MIR: Material Info

The Material Information Affecting this Property

Monday 03rd February 2025



CHANTRY CLOSE, SWAVESEY, CAMBRIDGE, CB24

Price Estimate : £531,000

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Detached	Price Estimate:	£531,000
Bedrooms:	3	Rental Estimate:	£1,700
Floor Area:	1,668 ft ² / 155 m ²	Yield:	3.84 %
Plot Area:	0.08 acres	Tenure:	Freehold
Year Built :	2000		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB239849		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	51	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Low			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning History

This Address



Planning records for: *Chantry Close, Swavesey, Cambridge, CB24*

Reference - S/1069/09/F	
Decision:	Decided
Date:	27th July 2009
Description:	Insertion of two dormer windows

Planning records for: **6 Chantry Close Swavesey Cambridge Cambridgeshire CB24 4GJ**

Reference - S/2548/17/FL	
Decision:	Decided
Date:	17th July 2017
Description:	Front Porch

Reference - S/0654/19/FL	
Decision:	Decided
Date:	18th February 2019
Description:	Proposed Garage Conversion and Loft Conversion/Dormer Window

Planning records for: **4 Chantry Close Swavesey Cambridge Cambridgeshire CB24 4GJ**

Reference - S/2045/12/FL	
Decision:	Decided
Date:	28th September 2012
Description:	Front porch

Reference - S/0980/19/FL	
Decision:	Decided
Date:	18th March 2019
Description:	Single storey side and rear extension including garage conversion

Planning records for: **7 Chantry Close Swavesey Cambridge Cambridgeshire CB24 4GJ**

Reference - S/2843/16/TC	
Decision:	Decided
Date:	24th October 2016
Description:	Identification of Trees and proposed work: T1 Sycamore: fell and treat stump G2: Cherry and Cherry Plum overhanging from neighbouring garden: cut back to fenceline T3 Norway Maple: reduce crown by 2.5 metres T4 Cherry Plum: fell and treat stump

Planning records for: **11 Chantry Close Swavesey Cambridge Cambridgeshire CB24 4GJ**

Reference - S/1138/11	
Decision:	Decided
Date:	20th June 2011
Description:	Proposed dormers

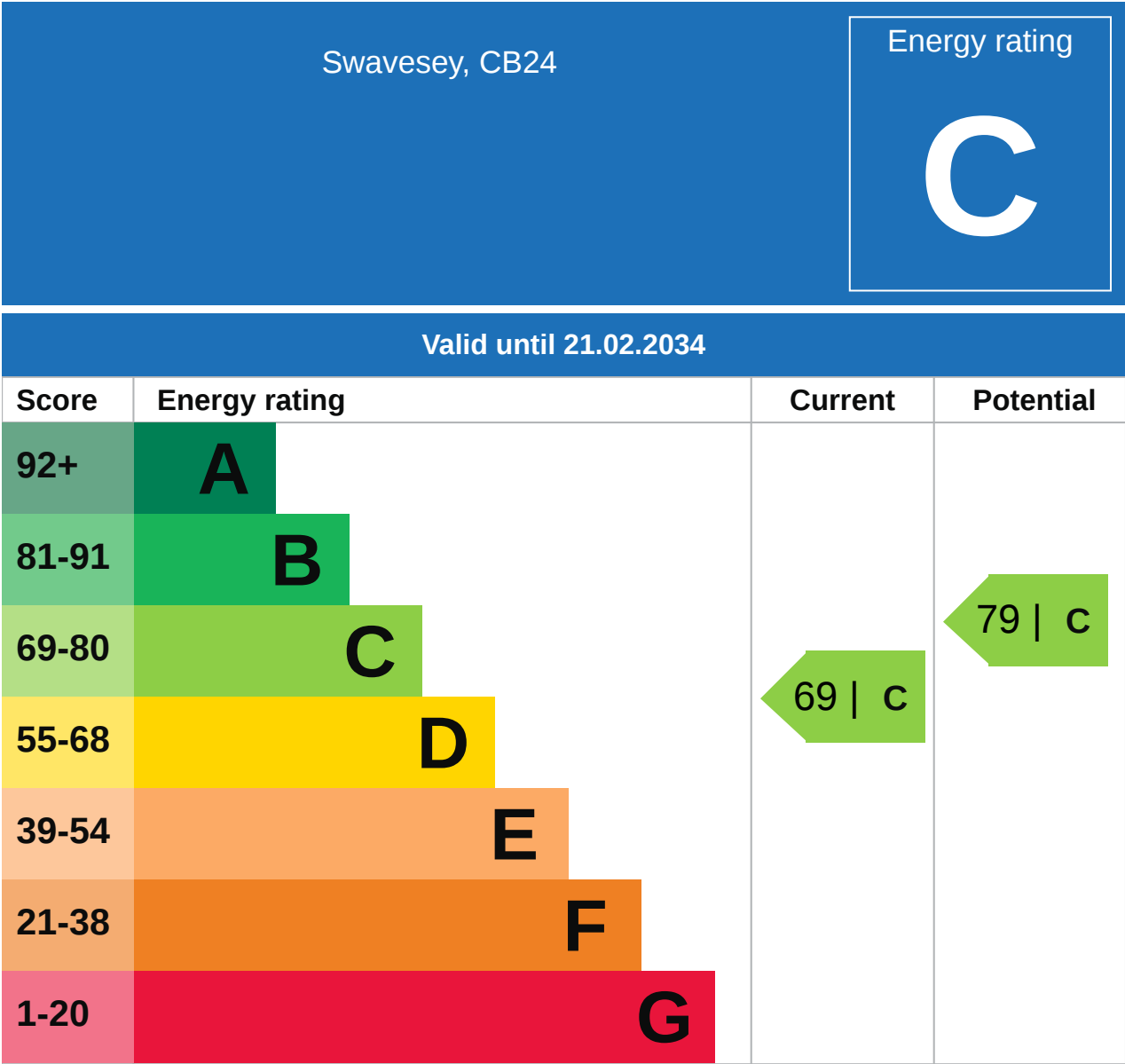
Planning records for: **15 Chantry Close Swavesey CB24 4GJ**

Reference - S/3910/19/FL	
Decision:	Decided
Date:	12th November 2019
Description:	Proposed Two Storey Rear Extension and Loft Conversion (dormer to the front)

Reference - S/3910/19/CONDA	
Decision:	Decided
Date:	29th June 2020
Description:	Submission of details required by condition 3 (Scheme for flood resilient /resistant construction) of planning permission S/3910/19/FL

Planning records for: **2 Chantry Close Swavesey Cambridge Cambridgeshire CB24 4GJ**

Reference - S/2175/12/LD	
Decision:	Decided
Date:	24th October 2012
Description:	Rearward ground floor extension.



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	155 m ²

Accessibility / Adaptations

Knock through of Dining Room into kitchen, steel inserted. Loft conversion to house a double bedroom and office

Electricity Supply

Ovo Energy

Gas Supply

Ovo Energy

Central Heating

Gas central heating

Water Supply

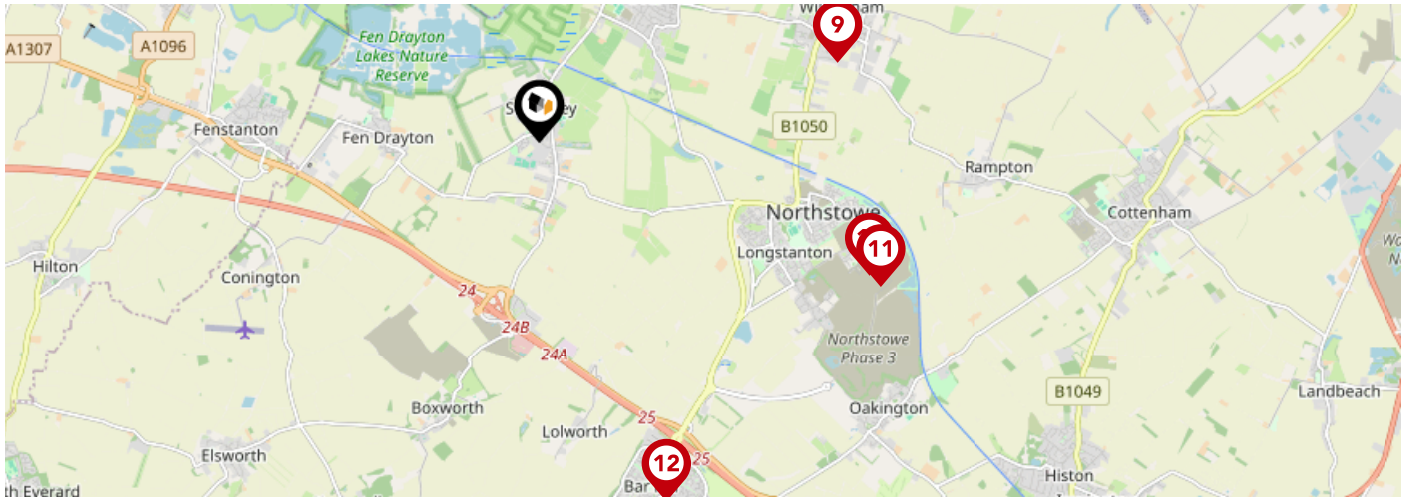
Cambridge Water









Drainage

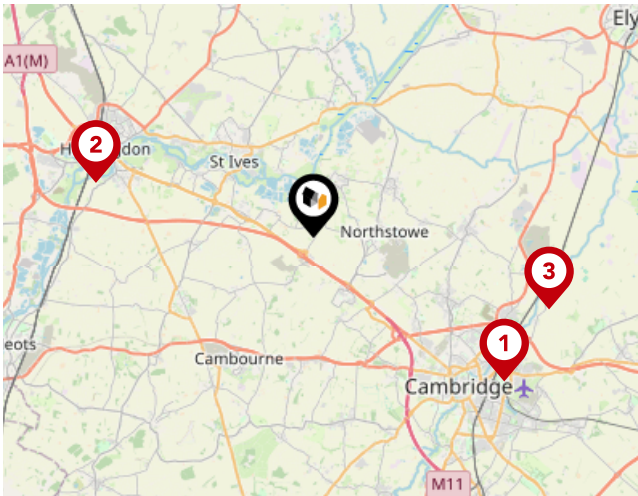
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Swavesey Primary School Ofsted Rating: Good Pupils: 312 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Swavesey Village College Ofsted Rating: Outstanding Pupils: 1253 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Over Primary School Ofsted Rating: Requires improvement Pupils: 201 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fen Drayton Primary School Ofsted Rating: Good Pupils: 110 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Holywell CofE Primary School Ofsted Rating: Outstanding Pupils: 200 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hatton Park Primary School Ofsted Rating: Good Pupils: 415 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fenstanton and Hilton Primary School Ofsted Rating: Good Pupils: 221 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

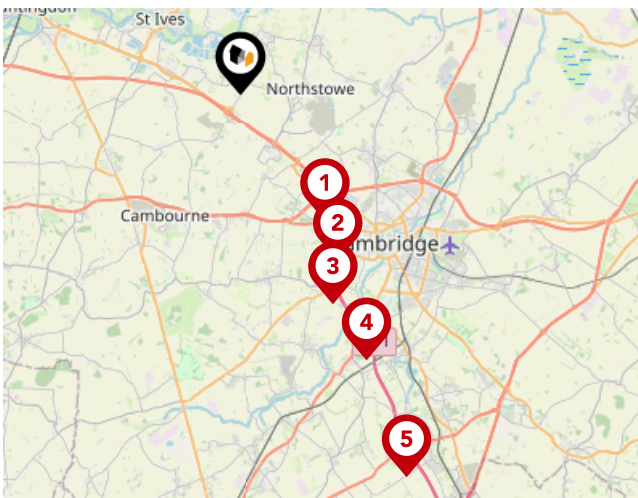


		Nursery	Primary	Secondary	College	Private
	Willingham Primary School Ofsted Rating: Good Pupils: 344 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northstowe Secondary College Ofsted Rating: Good Pupils: 622 Distance:3.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Martin Bacon Academy Ofsted Rating: Not Rated Pupils: 127 Distance:3.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bar Hill Community Primary School Ofsted Rating: Good Pupils: 285 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eastfield Infant and Nursery School Ofsted Rating: Good Pupils: 208 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westfield Junior School Ofsted Rating: Good Pupils: 254 Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wheatfields Primary School Ofsted Rating: Good Pupils: 308 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ivo Academy Ofsted Rating: Good Pupils: 1627 Distance:3.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



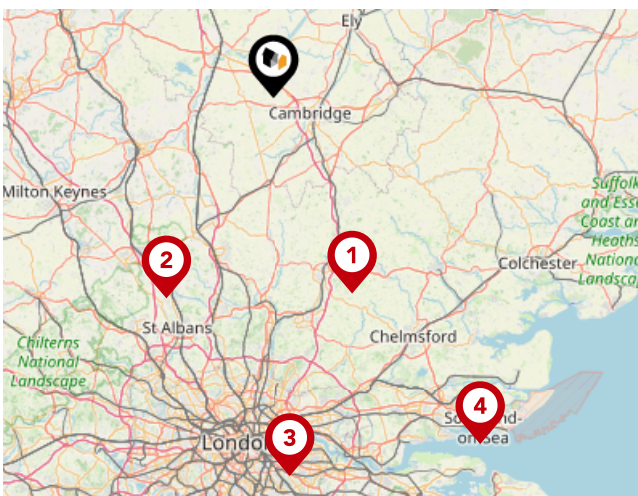
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	8.7 miles
2	Huntingdon Rail Station	8.14 miles
3	Waterbeach Rail Station	8.96 miles



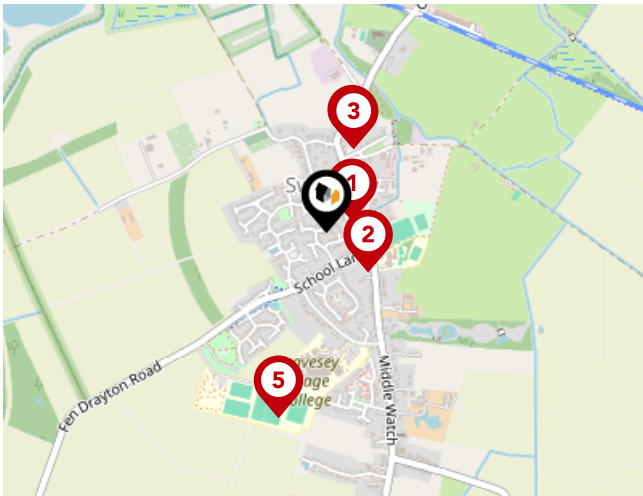
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	5.55 miles
2	M11 J13	7.03 miles
3	M11 J12	8.36 miles
4	M11 J11	10.72 miles
5	M11 J10	15.21 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	30.62 miles
2	Luton Airport	33.06 miles
3	Silvertown	55.17 miles
4	Southend-on-Sea	58.94 miles



Bus Stops/Stations

Pin	Name	Distance
1	Wallman's Lane	0.06 miles
2	School Lane	0.13 miles
3	Chequers Court	0.2 miles
4	Chequers Court	0.2 miles
5	Swavesey Village College grounds	0.44 miles



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



Cooke Curtis & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



Valuation Office
Agency

