

**Property reference number: - 2007-1477 (GRAFHAM)**

Home to a family with two teenagers looking to house swap in the school holidays.

**KEY INFORMATION...**

Bedrooms available:-	Double:- 1, single:- 3 (max:- 5 people)
Children welcome?-	More suitable for age 10+, but may consider younger children.
Pets that live here:-	No pets live here
Re-dogs:-	They could not consider a dog staying.



This semi-detached house was built in 1979 and extended in the 1990's. It has a delightful quiet village location with easy access to the A1 and A14, to Huntingdon, St Neots and 20 minutes drive to Cambridge. It is walking distance to Grafham Water reservoir and cycle route. The village has a play park, field, community shop, community pub and Indian restaurant/take. The nearest Co-op & Tesco stores are 4 & 6 miles away.

This is a lovely location to holiday having many great places to visit & things to do in the area. While it's not coastal, there are many inland water areas to enjoy.

The area is wonderful for walkers & cyclists alike. (see area websites below)

The house is quite spacious having 3 reception rooms, lounge, dining room and separate family games room. There are a large selection of modern board games and a home cinema screen.

There is also a piano and guitars available for musicians to borrow. But please with care! There is a small enclosed back garden with a netball post, garden table & chairs and an area of lawn.

The family attend Kingfisher Church, Little Paxton which is Evangelical – FIEC. It's a family friendly fellowship and around 80 people meet for morning worship and a more intimate 15 in the evening.

There is a good mix of traditional and contemporary worship. More info on their website:-

<https://www.kingfisherchurch.co.uk>

Sport and Leisure	Grafham Water & cycle hire, Sports Centre St Neots & Huntingdon with swimming pools. Bowling, Trampoline park in St Neots.
Free park	Park and sports ground in the village
Local places of interest	Grafham Water, Cambridge, Several Aqua Parks within the area Pretty local villages – Kimbolton, Hemingford Grey; Good local pub food and lots of opportunities for walks. Market town - St Neot Rushden Lakes new shopping development Stanwick Lakes a great adventure park Train to London in under an hour on a fast train Woburn Safari Park a little further afield

<https://anglianwaterparks.co.uk/grafham-water-park/visitor-information>

[https://www.tripadvisor.co.uk/AttractionsNear-g209939-d1945879-Grafham Water Centre-Huntingdon Cambridgeshire England.html](https://www.tripadvisor.co.uk/AttractionsNear-g209939-d1945879-Grafham_Water_Centre-Huntingdon_Cambridgeshire_England.html)

[https://www.tripadvisor.co.uk/AttractionsNear-g1946240-d4465755-Grafham\\_Water\\_Caravan\\_Club\\_Site-Grafham\\_Cambridgeshire\\_England.html](https://www.tripadvisor.co.uk/AttractionsNear-g1946240-d4465755-Grafham_Water_Caravan_Club_Site-Grafham_Cambridgeshire_England.html)

