

ENTRANCE HALL An attractive stained glass entrance door leads into the entrance hall, with stairs leading to first floor and an under stairs storage area. Radiator, original panelled doors throughout the ground floor.



SITTING ROOM 15' 0" x 14' 1" (4.57m x 4.29m) A light room with high ceiling and double glazed sash window to the front and double glazed window to side. Open fire with slate surround and tiled hearth, bookcase in built to recess and double radiator.

DINING ROOM 14' 10" x 14' 1" (4.52m x 4.29m) This impressive room and rather grand dining room with its original cast iron open fire with tiled hearth, has a double glazed sash window to front, double glazed window to rear and a double radiator. What would have been an external window gives a view now into the kitchen.



KITCHEN/BREAKFAST ROOM 15' 9" widening to 18' 3" x 13' 2" (4.8m x 4.01m) A farmhouse style, with a comprehensive range of fully fitted wall and base units with drawers under, built in stainless steel sink unit with two drainers, integrated dishwasher, space for freestanding fridge. The recessed chimney houses a three oven Electric Total Control AGA plus two oven (electric, fan and grill) AGA module with four ring gas hob. Open plan to snug and door leading to the garden room, with double glazed window to side and door leading to the side driveway.

SNUG 14' 3" x 11' 8" narrowing to 9'1" (4.34m x 3.56m) Double glazed window and stable door to side and door to family room. Original brick weave floor, log burning stove, double radiator, stairs to landing, under stairs storage cupboard.



PANTRY 9' 6" x 5' 9" (2.9m x 1.75m) Window to side, original brick weave floor and shelving to walls.

FAMILY ROOM This versatile room overlooks the rear garden via French doors and a third staircase leads to the rear bedroom. This area of the property could easily provide a two storey, self contained annex.

FIRST FLOOR LANDING Doors off, built in storage with shelving and hanging.

BEDROOM ONE 14' 3" x 11' 1" (4.34m x 3.38m) Double



glazed sash window to front, double glazed window to rear, range of fully fitted wardrobes with shelving and hanging, original cast iron fire place with timber surround, double radiator.

BEDROOM TWO 14' 2" x 12' 1" (4.32m x 3.68m) Double glazed sash window to front, double glazed window to side, range of fully fitted wardrobes with shelving and hanging, radiator.

DRESSING AREA 8' 10" x 8' 9" (2.69m x 2.67m) Looking up to the vaulted ceiling a feature stained glass window, utilising the space for storage with additional over head storage, recess wardrobe area, loft access.

ENSUITE SHOWER ROOM Double glazed window to side, WC, hand basin inset to vanity unit with tiled splash back, P shaped bath with chrome shower fitting over and tiled splash back.

BEDROOM THREE 18' 3" x 9' 8" (5.56m x 2.95m) Double glazed windows to rear and side, door to rear staircase.

BEDROOM FOUR/OFFICE 10' 0" x 8' 11" (3.05m x 2.72m) Double glazed window to side.

BEDROOM FIVE 11' 10" x 8' 2" (3.61m x 2.49m) Double glazed window to front, radiator, built in cupboard with shelving.

BEDROOM SIX 11' 9" x 6' 2" (3.58m x 1.88m) Double glazed window to side.

GARDEN ROOM/UTILITY Brick built and double glazed with door to garden, range of wall and base units with boiler, plumbing and space for washing machine, butler sink and tiled splash back with work surface.

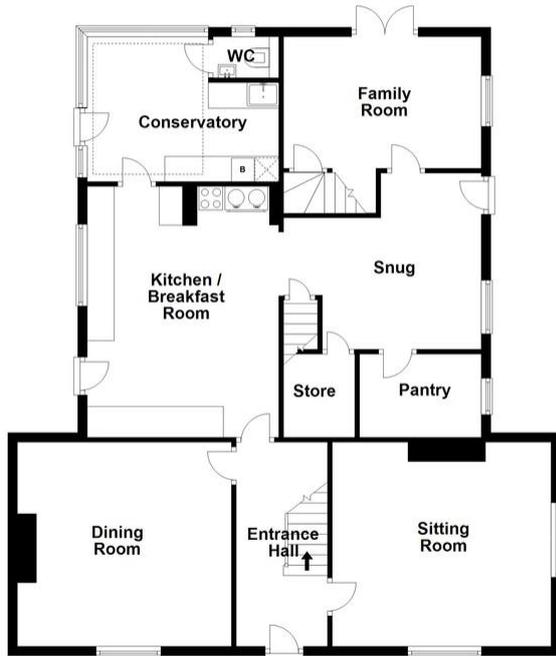
CLOAKROOM Obscured window to side, WC, hand basin.

PARKING AND GARDENS A gravel driveway provides off road parking, a timber gated entrance leads to the rear garden and potentially further parking. A quarry tiled path and patio area to the rear, mature trees and shrubs set to borders and beds, a large expanse of lawn with an arch leading through to further garden area which is laid to lawn with a pond, vegetable growing areas, hedging to the boundaries, along with a barn of 30' 9" x 14' 2".



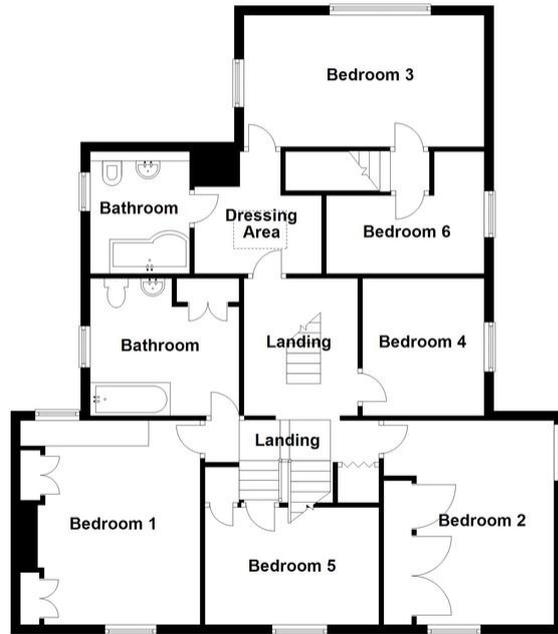
Ground Floor

Approx. 121.2 sq. metres (1304.1 sq. feet)



First Floor

Approx. 111.3 sq. metres (1197.9 sq. feet)



Total area: approx. 232.4 sq. metres (2502.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

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ESTABLISHED 1885





20 Rampton End, Willingham, CB24 5JB

Guide Price £725,000 Freehold

This substantial double fronted period home is a true insight into history, from its Victorian façade to the rear accommodation which is thought to date back to the late 1700's, mounting in total to over 2500 square feet of accommodation. The two principal reception rooms have typically high ceilings and original fireplaces, together with a more cottage feel having brick weaves floors and a country cottage style kitchen/dining room with AGA. The versatile accommodation comprises four reception rooms, five or six bedrooms and an en suite and first floor bathroom. The gated driveway leads to the established gardens of 1/3 acre which includes a detached barn.



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