

**ENTRANCE HALL** With stairs to first floor, doors off, understairs cupboard, radiator.

**LIVING ROOM** 20' 5" x 11' 0" narrows to 10' 1" (6.22m x 3.35m) Double glazed window to front and French doors to garden. Double radiator and single radiator, partially vaulted ceiling to the rear with velux window. Electric fire.

**DINING ROOM** 13' 2" x 10' 11" (4.01m x 3.33m) Double glazed window to front, double radiator. Pantry with shelving.

**KITCHEN/BREAKFAST ROOM** 17' 0" x 7' 0" (5.18m x 2.13m) Obscured window to rear and velux window to partially vaulted ceiling. Range of fully fitted wall and base units, drawers under rolled edge worktop surface over and tiled splashback. Stainless steel sink unit and mixer tap, space and plumbing for washing machine, dishwasher and space for a fridge/freezer and cooker. Radiator, door to rear lobby area, with doors to garage, ground floor wc and garden.

**GROUND FLOOR WC** W.C hand basin and radiator.

**FIRST FLOOR LANDING** Window to rear.

**BEDROOM 1** 13' 3" x 11' 0" (4.04m x 3.35m) Double glazed windows to front and side, double built in wardrobe and with shelving hanging, double radiator.

**BEDROOM 2** 13' 2" x 9' 6" (4.01m x 2.9m) Double glazed window to front and side. Double radiator.

**BEDROOM 3** 8' 6" x 7' 4" (2.59m x 2.24m) Double glazed window to front, loft access.

**FIRST FLOOR BATHROOM** Obscured double glazed window to side, WC, hand basin inset to vanity unit with tiled splashback, bath with chrome shower fitting and tiled splashback. Double airing cupboard housing water tank and shelving, radiator.

**GARDENS AND PARKING** To the front of the property is a walled garden, double gated side access leading to a gravel driveway which provides off road parking for numerous vehicles and leads to a single brick built garage. The rear garden is mainly laid to lawn and enclosed by fencing with various flowers, shrubs set to



borders and bed, patio area.

**GARAGE/WORKSHOP** 15' 11" x 14' 10" (4.85m x 4.52m)

An attached brick garage with up and over door, power and light connected and wall mounted gas boiler.

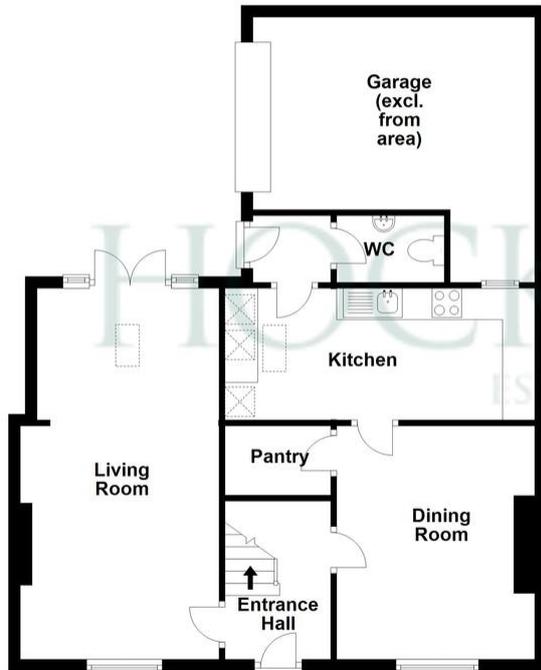
**LOCATION** Willingham is located approximately 12 miles northwest of Cambridge and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north. Popular for both cyclist and runners, the guided busway also provides a well used cycle path parallel to the bus route. This is a direct route into Cambridge and stops at Cambridge North, city centre and Addenbrooke's.

**FACILITIES** With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill. The village is very well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and a number of small businesses along its bustling High Street. There is also a recreation ground with football pitches and sports pavilion, a community centre, social club and three public houses – The Duke of Wellington, The Bank which was the first micro pub to open in the county and The Porterhouse Pub. The local primary school is located in the village and has recently been rated as 'Good' by Ofsted making it an ideal location for a young family. In addition, the village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School.



### Ground Floor

Approx. 58.0 sq. metres (624.1 sq. feet)



### First Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



Total area: approx. 100.2 sq. metres (1079.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

**IMPORTANT:** Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

23 Church Street Willingham CB24 5HS  
Telephone: 01954 260940  
Email: [jeremy.t@hockeys.co.uk](mailto:jeremy.t@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

**HOCKEYS**  
ESTABLISHED 1885





27 Church Street, Willingham, Cambridge,  
CB24 5HS

£395,000 Freehold

A chain free, period home central to the village and its wide range of amenities. The property offers scope for further potential due to its established and extensive garden. This three bedroom detached, double fronted Victorian house is a real opportunity and will undoubtedly prove very popular.



**HOCKEYS**  
ESTABLISHED 1885

