

ENTRANCE HALL Stairs to first floor, radiator, doors off.

LIVING ROOM 19' 0" x 15' 11" (5.79m x 4.85m) Double glazed window to front and double glazed bay window to side. Gas fire with timber surround and marble hearth, two radiators.



KITCHEN 11' 10" x 6' 10" (3.61m x 2.08m) Double glazed window to rear, doors to dining room and walk in pantry, door to ground floor bathroom. Range of base units, stainless steel sink unit, tiled splash back, shelving and cabinet, under stairs storage cupboard, boiler, space for cooker.

GROUND FLOOR BATHROOM Bath, hand basin, tiled splash back, chrome shower fitting over, radiator, door to WC.

WC Obscured window to side, radiator.

WALK IN PANTRY 6' 11" x 5' 0" (2.11m x 1.52m) Double glazed window to side, shelving to the walls.



DINING ROOM 12' 0" x 8' 6" (3.66m x 2.59m) Double glazed window to front, double radiator. Original cast iron fireplace with timber surround and tiled hearth.

LEAN TO (TIMBER CONSTRUCTION) 16' 4" x 15' 1" (4.98m x 4.6m) Double glazed window and door to side, double radiator, brick built cupboard with shelving.

FIRST FLOOR LANDING Double glazed window to rear, radiator, doors off to all bedrooms.

BEDROOM ONE 15' 9" x 12' 1" (4.8m x 3.68m) Double glazed windows to front and rear, double radiator, original cast iron fire place. Built in wardrobe with shelving and hanging.



BEDROOM TWO 13' 6" x 8' 0" (4.11m x 2.44 widening to 12'5"m) Double glazed window to front, radiator, built in wardrobe with shelving and hanging, original cast iron fire place, storage cupboard and loft access.

BEDROOM THREE 8' 0" x 7' 5" (2.44m x 2.26m) Double glazed property to rear, radiator.

PARKING AND GARDENS A gated entrance leads to the



driveway which provides off road parking for numerous vehicles and leads to a further courtyard area. The total plot is one third of an acre, comprising of a large expanse of vegetable and flower growing area, which is well tended and well stocked. A further expanse of lawn with mature trees, the boundaries are enclosed by fencing and there is also a double carport and a timber shed.



LOCATION The village of Longstanton offers easy access to Cambridge via the guided bus way, a range of shops including Co Op, doctors surgery, sports ground and well regarded Primary School and Pre School. Neighbouring the new town of Northstowe, Longstanton falls within catchment of the newly built Secondary School and Swavesey Village College.



VILLAGE INFORMATION For most of its history the village was split into two parishes: Long Stanton All Saints and Long Stanton St. Michael and was not officially amalgamated into one village until 1953.

The village has recently seen a big influx of all styles of new build homes from major developers such as George Wimpey, Kier, Charles Church and Persimmon which has resulted in huge growth for the village.



Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles (4.02 kilometres) from the A14 and 5 miles (8.05 kilometres) from the M11.

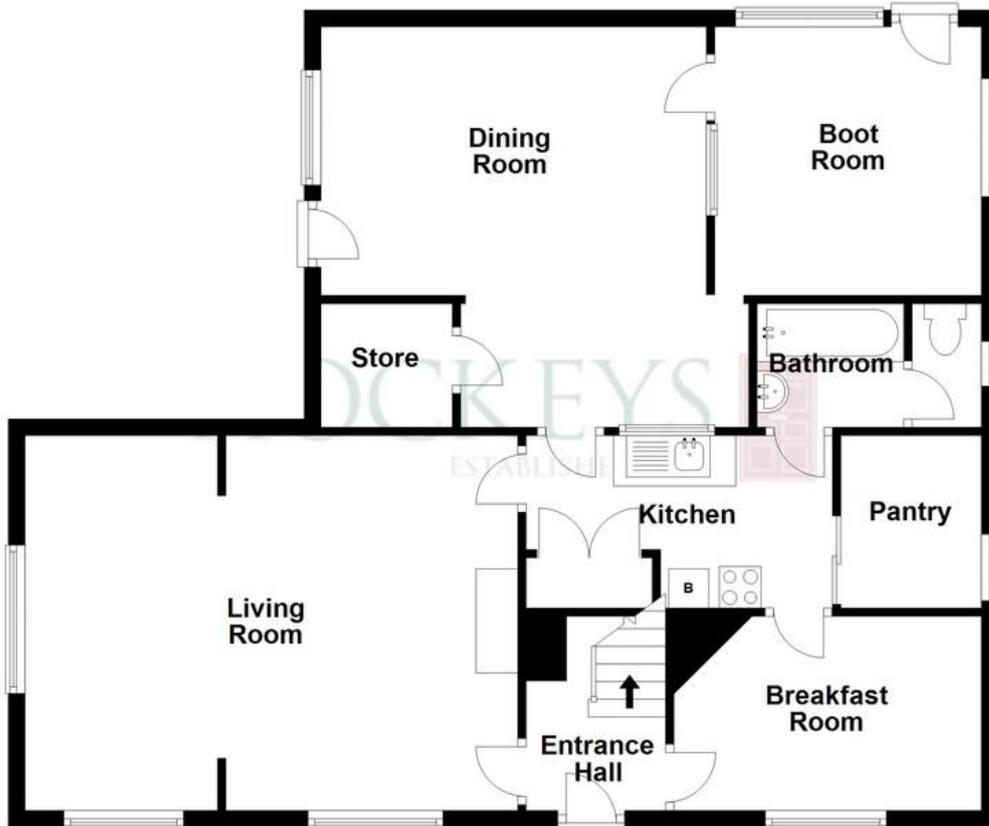
There is a good community spirit within the village which holds various events including a local market and summer fayre. You can also find regular events and classes at the primary school or Northstowe Secondary School and regular sports events are held at the recreation ground and The Pavilion.



FACILITIES Facilities in Longstanton include a primary school, a village institute, doctors and dentist surgery, veterinary surgery, public house, village store with post office, fish and chip shop and a co-operative store. The village will benefit from a wider choice of facilities on offer from the neighbouring purpose built town of Northstowe that is currently in development.

Ground Floor

Approx. 91.2 sq. metres (981.6 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



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Old Farm, 155 High Street, Longstanton,
Cambridge, CB24 3BT

£390,000 Freehold

Dating back to 1929, this quaint former farm house offers huge scope for improvement and further development due to its 1/3 acre plot. The property still retains some original features including panel doors and cast iron fireplaces. The beautiful garden is another attractive feature of this detached three bedroom property which has never been available on the open market. The property sale is subject to a restrictive covenant, please cont the office for further information.



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