



Green Street, Willingham, CB24 5JA
OIEO £650,000 Freehold

HOCKEYS
ESTABLISHED 1885



INTERIOR

The spacious entrance hall includes two built-in storage cupboards, a tiled floor with underfloor heating and oak internal doors throughout. The comfortable sitting room is a very light room and offers views into the rear, with a gas fire and feature oak beam. The kitchen again overlooks the rear garden with French doors leading out, the attractive and modern range of units incorporate integrated Bosch and Neff appliances and a breakfast bar, with a tiled floor. There is also a generous dining room, a separate utility room and ground-floor shower room. The middle floor comprises study/bedroom six, two further bedrooms and the master with en suite shower room and a wonderful east facing balcony. The second floor comprises two generous bedrooms and a shower room.

EXTERIOR

To the front of the property there is a block paved driveway, which provides off road parking and leading to the double garage with two oak remoted doors, overhead storage and power and light connected. The front garden is laid to lawn with a picket fence to the boundary, a gated access leads to the landscaped rear garden, which is also enclosed by fencing with a large area of lawn, paved patio and mature planting, outside tap.



LOCATION

KEY FEATURES

- Individual Detached House
- Energy Rating B
- Accommodation of 2000 sqft
- En Suite & Balcony To Master
- Five/Six Bedrooms
- South/West Facing Garden
- High Quality Kitchen
- Double Garage
- Log Burning Stove
- View To Appreciate





Willingham is 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 cyclists 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. With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill.

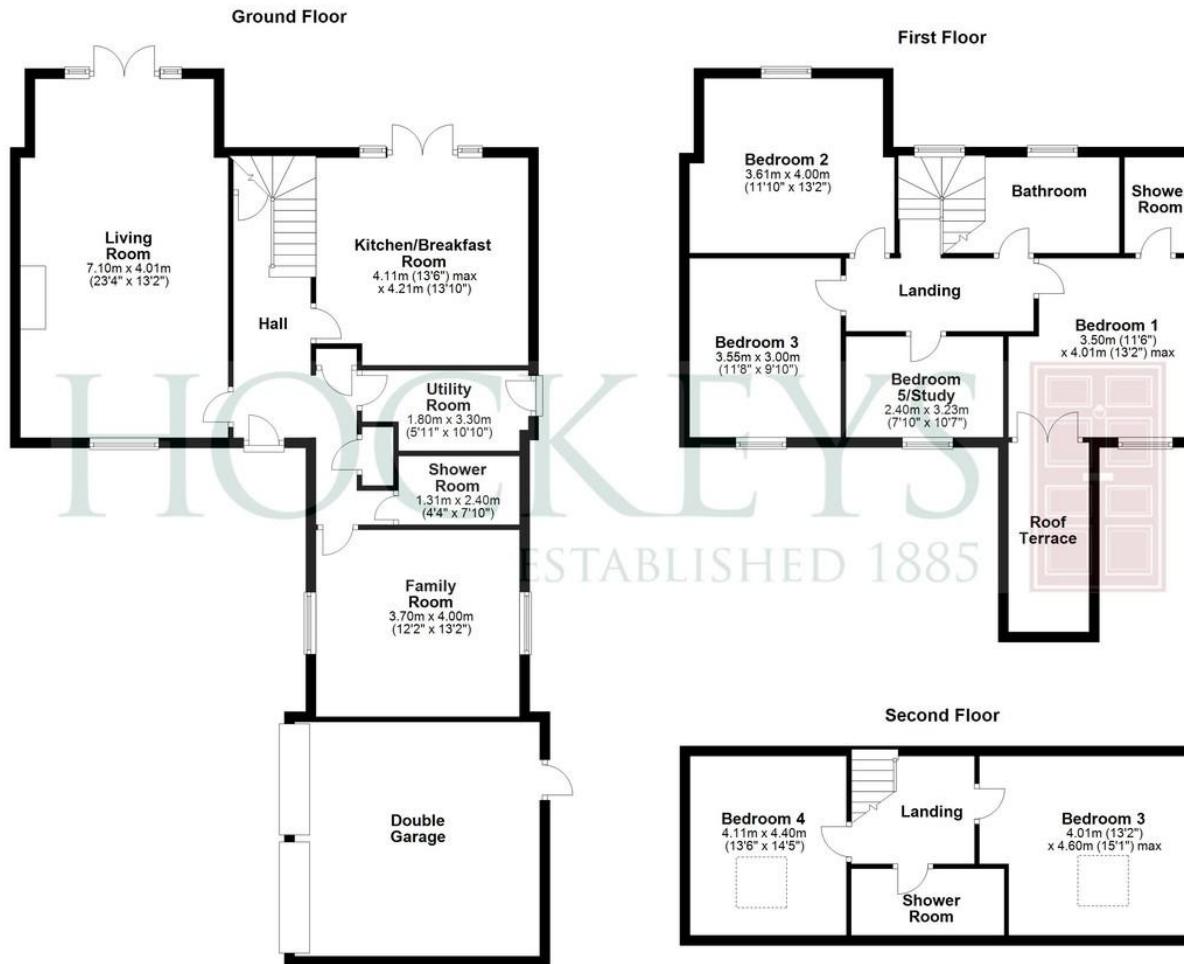
The village is well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and an outside eatery which specialises in tapas, and a number of small businesses are located along its bustling High Street. There is also a recreation ground with football pitches and sports pavilion, a community centre and social club.

The local primary school is located in the village and has recently been rated as 'Good' by Ofsted. The village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School.



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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band G
 2021/2022 Annual £3,425

Services
 Mains gas, electricity and water

Transport Links
 A14, M11 and A1
 Guided Busway - Longstanton
 Cambridge North Train Station 12 miles

Energy Rating
 Energy Efficiency Rating B

Tenure & Possession
 Freehold

Vendors Position
 Onward Chain

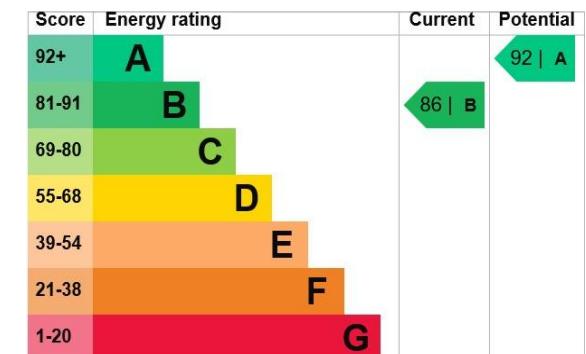


Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.