

VILLAGE INFORMATION A popular attraction of the village is the brook and the beautiful thatched cottages that form around it, during the 2001 census, the parish's population was of approximately 657 people meaning that properties for sale are seldom available.

FACILITIES The village has two pubs, a Holy Trinity Church, pre-school, recreation ground and community store with a post office. There is a highly regarded Church of England primary school, and the secondary school catchment is Swavesey Village College rated as outstanding by ofsted. This makes the village a very popular choice for families in particular

LOCATION Elsworth is small and picturesque village just a few miles away from Boxworth and approx 10 miles (ca. 16 km) north-west of Cambridge. The village offers excellent access both the A14 and A428 and is located close to large superstores in the villages of Bar Hill and Cambourne

ENTRANCE HALLWAY Obscured double glazed window to front, inset spot lights to ceiling, tiled floor, door to living room.

LIVING ROOM 17' 0" x 16' 7" (5.18m x 5.05m) Double glazed window to front, wood pellet stove with slate tiled hearth and stainless steel surround. Double radiator, stairs to first floor, door to dining room.

DINING ROOM 12' 4" x 8' 3" (3.76m x 2.51m) Double glazed French doors to garden, radiator and door to kitchen.

KITCHEN 12' 5" x 8' 5" (3.78m x 2.57m) Double glazed window to rear, range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash backs. Stainless steel sink unit with mixer tap, stainless steel oven, hob and extractor hood over. Space and plumbing for dishwasher, space for fridge/freezer, boiler, tiled floor, door to office.

OFFICE 14' 5" x 8' 10" (4.39m x 2.69m) Double glazed windows to side and rear, double radiator, door to utility room.

UTILITY ROOM 8' 9" x 6' 1" (2.67m x 1.85m) Space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, door to garage, door to garden.



FIRST FLOOR LANDING Double glazed window to side, loft access, airing cupboard housing hot water cylinder and shelving, double radiator, doors to bedrooms and bathroom.

BEDROOM ONE 13' 5" x 9' 10" (4.09m x 3m) Double glazed window to front, radiator.

DRESSING ROOM 9' 3" x 5' 6" (2.82m x 1.68m) Double glazed window to front, radiator, door to en-suite.

EN-SUITE Obscured double glazed window to front, w.c, hand basin inset to vanity unit with tiled splash back, bath with chrome shower fitting, chrome heated towel rail, loft access.

BEDROOM TWO 11' 8" x 8' 9" (3.56m x 2.67m) Double glazed window to rear, radiator.

BEDROOM THREE 8' 5" x 8' 5" (2.57m x 2.57m) Double glazed window to rear, radiator, built in wardrobe with shelving and hanging.

BEDROOM FOUR 9' 4" x 6' 0" (2.84m x 1.83m) Double glazed window to rear, radiator, built in wardrobe with shelving and hanging.

BEDROOM FIVE 10' 5" x 6' 11" (3.18m x 2.11m) Double glazed window to front, radiator, built in wardrobe with shelving and hanging.

GARDENS AND PARKING To the front of the property is a lawned garden and driveway providing off road parking leading to an integral garage with up and over door, power and light connected. The rear garden is laid mainly to lawn with mature trees and shrubs set to borders and beds, enclosed by fencing with paved patio area, half wood cladded shed with light and power connected.



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20 Rogers Close, Elsworth, Cambridge,
CB23 4JJ

£425,000 Freehold

A substantial, five bedroom detached house situated within this picturesque village of Elsworth. Having been extended, the property offers perfect accommodation for a family.



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