

ENTRANCE DOOR LEADING TO OPEN PLAN KITCHEN/DINER 19' 4" x 13' 6" (5.89m x 4.11m) Double glazed windows to front, side and rear, door to living room and stairs to first floor, door to rear hall, opening to snug. Range of fully fitted wall and base units with drawers under rolled edge worktop surface over and tiled splashback, stainless steel one and a half sink unit and mixer tap, space and plumbing for dishwasher, built in over and hob with extractor hood over, space for fridge, wall mounted Vaillant boiler, brick feature fireplace, two double radiators.



DINING ROOM 12' 4" x 10' 9" (3.76m x 3.28m) Double glazed window to front, double radiator, open plan to sitting room.



MAIN SITTING ROOM 19' 8" x 15' 6" (5.99m x 4.72m) Double glazed windows to front and two to side, brick media storage, gas fire with tiled hearth, double radiator.

SNUG (FORMER CELLAR) 8' 9" x 6' 9" (2.67m x 2.06m) Range of built in storage.

REAR HALL 20' 0" x 4' 1" (6.1m x 1.24m) Door to garden, two double glazed windows to rear, raised ceiling with feature beams, radiator.

UTILITY 9' 0" x 8' 4" (2.74m x 2.54m) Double glazed window to side, range of fitted wall and base units under rolled edge worktop surface over and tiled splashback, inset stainless steel sink unit, plumbing and space for washing machine, space for fridge/freezer, radiator, doors to ground floor shower room and main sitting room.



GROUND FLOOR SHOWER ROOM Obscured double glazed window to side, WC, hand basin, walk in tiled shower cubicle with electric shower, chrome heated towel rail, extractor fan, tiled floor.

SITTING ROOM 18' 2" x 12' 5" (5.54m x 3.78m) Double glazed window to side, door to garden. Vaulted ceiling with feature beams and double glazed Velux window, mezzanine floor, electric fire, double radiator.

STAIRS TO FIRST FLOOR LANDING Double glazed window to rear, loft access, doors off, radiator.

BEDROOM ONE 16' 9" x 11' 8" (5.11m x 3.56m) Double glazed windows to front and side, doors off, radiator.



ENSUITE SHOWER ROOM Obscured double glazed window to side. WC, hand basin, tiled shower cubicle with chrome fittings, chrome heated towel rail, extractor fan, inset spotlights to ceiling.

BEDROOM TWO 13' 3" x 11' 11" (4.04m x 3.63m) Double glazed windows to front and side, double radiator.

BEDROOM THREE 12' 3" x 10' 9" (3.73m x 3.28m) Double glazed window to front, double built in wardrobe with shelving and hanging, radiator.

BEDROOM FOUR 13' 8" x 7' 2" (4.17m x 2.18m) Double glazed window to rear, built in cupboard, double radiator.

FAMILY BATHROOM Double glazed window to rear, WC, hand basin, inset bath with tiled splashback and surround, tiled shower cubicle with chrome fitting, inset spotlights to ceiling.

BARN 16' 1" x 13' 3" (4.9m x 4.04m) Power and light connected, vaulted ceiling.

SECOND BARN 15' 1" x 13' 9" (4.6m x 4.19m) Power and light connected, vaulted ceiling.

GARAGE 20' 4" x 10' 4" (6.2m x 3.15m) Brick built detached garage with double timber swing doors, personal door to garden and overhead storage with power and light connected.

STABLE 14' 1" x 13' 11" (4.29m x 4.24m) With power and light connected, vaulted ceiling.

PARKING AND GARDENS To the front of the property is a walled garden with various flowers and shrubs. A driveway provides off road parking leading to the garage. The rear garden comprises a large expanse of patio, access to the two barns and stables. Further garden area has a large expanse of lawn with various flowers and shrubs set to beds and mature trees.



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42 Over Road, Willingham,
Cambridge, CB24 5EU

£575,000 Freehold

A substantial farm house, offered with the advantage of no onward chain and with accommodation of almost 2000 sqft.

This fantastic property comprises open plan kitchen/breakfast, a spacious living/dining room and snug. There is also the possibility of an annex being configured within the rear of the property, where you will find a utility room and ground floor shower room plus an impressive barn conversion which provides another large reception room with vaulted ceiling and mezzanine floor. The first floor comprises four generous bedroom with a modern en suite shower room and equally attractive four piece family bathroom. There is a driveway leading to a detached brick garage, two further timber clad barns, a stable and a beautiful established garden.



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