

A substantial double fronted Victorian residence found in the heart of the bustling village of Willingham. The impressive entrance hall includes original quarry tiled floor and staircase, there are two principal reception rooms which are being used as an office and snug. A beautiful extension is found to the rear, using reclaimed bricks and sash windows to ensure the rear aspect remains characterful, this provides a spacious living room. The modern and open plan kitchen looks down into the extensive garden. The former double garage has been converted to a versatile ground floor bedroom with walk in wardrobe and en suite. From the open landing, three double bedrooms are accessed, one being en suite and a modern first floor bathroom. Timber gates lead to the ample parking area and enclosed garden beyond.



**ENTRANCE HALL** Original staircase leading to first floor, radiator, under stairs cupboard, original quarry tiled floor and doors to:

**STUDY** 12' 9" x 11' 4" (3.89m x 3.45m) Double glazed sash window to front, telephone point, super fast broadband, double radiator and stripped wood floor.



**SNUG** 12' 10" x 11' 4" (3.91m x 3.45m) Double glazed sash window to front and rear, TV and telephone points, double radiator and original fire place.

**KITCHEN/BREAKFAST ROOM** 17' 9" x 12' 3" (5.41m x 3.73m) Two double glazed windows to side and door to courtyard. Range of fitted wall and base units with drawers under, rolled edge work surface over and tiled splashback, inset ceramic sink unit and mixer tap. Integrated dishwasher. Space for fridge/freezer. Door to rear lobby.



**REAR LOBBY** Double glazed door leads to the courtyard area of the garden. Fitted with a range of built in cupboards housing washing machine (not included) and boiler. Door to lounge.

**GROUND FLOOR CLOAKROOM** Comprising low level



WC, wash basin with tiled splash backs, radiator and tiled floor.

LOUNGE 34' 11" x 17' 10" >(into recess)13'6" (10.64m x 5.44m) (10.64m x 5.44m) Five feature double glazed sash windows to front and arched feature window over looking the courtyard, French doors to garden, Oak wood flooring with underfloor heating.



GROUND FLOOR BEDROOM WITH ENSUITE AND DRESSING ROOM 15' 7" x 12' 10" (4.75m x 3.91m) Double glazed window to side and French doors leading to garden.

DRESSING ROOM 7' 7" x 5' 2" (2.31m x 1.57m)

ENSUITE SHOWER ROOM WC, hand basin inset to vanity unit with tiled splashback, double walk in tiled shower cubicle with electric shower, extractor fan, slate tiled floor.



GALLERIED LANDING Sash window to front, loft access, double radiator and doors to:

BEDROOM ONE 12' 10" x 11' 4" (3.91m x 3.45m) Double glazed window to front and rear, radiator.

BEDROOM TWO 11' 7" x 9' 2" (3.53m x 2.79m) Two double glazed windows to side, walk in wardrobe and double radiator.



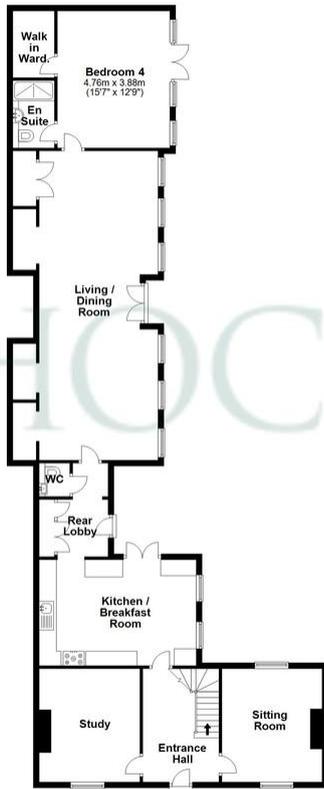
BEDROOM THREE 10' 6" x 8' 7" (3.2m x 2.62m) Sash window to front and double radiator.

ENSUITE Comprising low level WC, wash basin in vanity unit with tiled splash backs, tiled shower cubicle with shower and radiator.

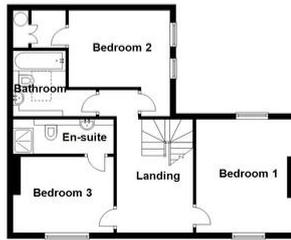
BATHROOM Velux window, low level WC, wash basin, bath with shower over with tiled splash backs and heated towel rail. Loft access.



**Ground Floor**  
Approx. 144.0 sq. metres (1550.5 sq. feet)



**First Floor**  
Approx. 58.9 sq. metres (634.3 sq. feet)



Total area: approx. 203.0 sq. metres (2184.8 sq. feet)  
Drawings are for guidance only  
Plan produced using PlanIQ.

**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 .

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**HOCKEYS**  
ESTABLISHED 1885





27-29 Station Road, Willingham, CB24  
5HF

£535,000 Freehold

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