

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

**DINING ROOM** 16' 1" x 14' 7" (4.9m x 4.44m) Double glazed sash style window to front and one to side with built in window seat, open fire with brick surround and tiled hearth, original floor boards and radiator.

**SITTING ROOM** 15' 11" x 14' 6" (4.85m x 4.42m) Double glazed sash style window to front, open fire with brick surround and tiled hearth, door leading to cellar. Fitted pine dresser, reclaimed from the original kitchen, with built in cupboard storage and work surface. Steps lead down to the kitchen.

**KITCHEN** 13' 7" x 12' 11" (4.14m x 3.94m) Double glazed sash style window to front. Range of oak fitted wall and base units with granite work surface over and tiled splashback, inset one and a half ceramic sink and mixer tap, integrated dishwasher, space for fridge. Chimney breast housing range cooker with built in extractor hood and tiled splashback, Stoves range cooker (included in sale) with seven ring gas hob, three ovens and a warming oven. Tiled floor.

**UTILITY/LOBBY** 13' 11" x 9' 10" (4.24m x 3m) Double glazed style sash window to front, stained glass window to side, door to front. Range of built in cupboards, space for fridge/freezer, wall mounted boiler, plumbing and space for washing machine and space for tumble dryer, built in stainless steel sink unit with tiled splashback. Door to ground floor shower room, radiator, tiled floor.

**GROUND FLOOR SHOWER ROOM** Tiled shower cubicle, half tongue and groove walls, WC, extractor fan, wall mounted heater, tiled floor.

**FIRST FLOOR LANDING** Original staircase with wood panelling with doors off, loft access.

**BEDROOM ONE** 14' 7" x 12' 10" (4.44m x 3.91m) Double glazed sash style window to front and side, two double built in wardrobes with shelving and hanging, further built in cupboard, radiator.

**BEDROOM TWO** 11' 4" x 11' 0" (3.45m x 3.35m) Double glazed sash style window to front, double built in wardrobes with shelving and hanging, original cupboard with shelving and hanging, radiator.



**BEDROOM FOUR** 12' 9" x 7' 10" (3.89m x 2.39m) Double glazed sash style window to front, radiator.

**FURTHER LANDING** Double glazed window to rear, radiator, second loft access.

**BEDROOM THREE** 14' 1" x 9' 11" (4.29m x 3.02m) Double glazed sash style window to front, radiator, stripped wood floors.

**FAMILY BATHROOM** Double glazed sash style window to front. Hand basin with tiled splashback, bath with chrome shower fitting and tiled splashback, double airing cupboard housing hot water tank with shelving, wall mounted heater, stripped wood floors.

**SEPARATE WC** Window to rear, WC.

**PARKING AND GARDENS** With mature hedging to the boundary, this walled corner plot garden comprises a lawn with various flowers and shrubs set to borders and beds. There are various established trees which include fig, flowering cherry tree. Included is a greenhouse and paved patio area and an original pump and well, still remain. A Wisteria thought to have been planted soon after the house was built, reaches around from the rear of the property and offers an spectacular show of iconic purple flowers in early Spring.

Gated access leads to the detached double garage which is brick built with two up and over doors, power and light connected, overhead storage. A gravel driveway provides off road parking and leads to a car port.

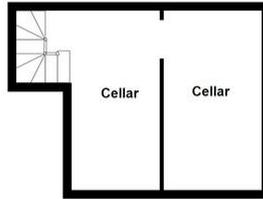
Gravel driveway provides off road parking and leads to the garage and car port.

**LOCATION AND FACILITIES** Willingham is located 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 cyclist 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.



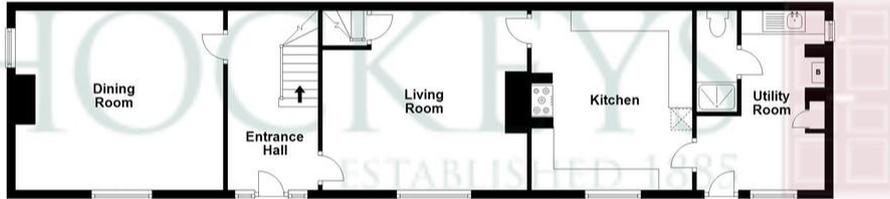
#### Basement

Approx. 21.2 sq. metres (226.4 sq. feet)



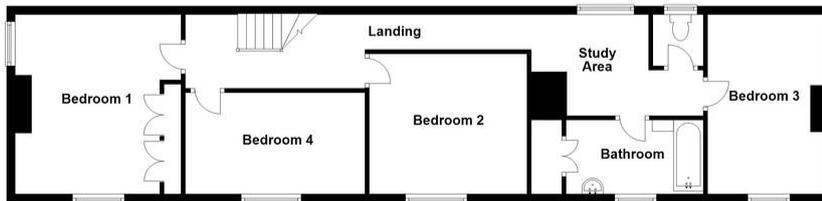
#### Ground Floor

Approx. 60.8 sq. metres (659.9 sq. feet)



#### First Floor

Approx. 60.3 sq. metres (654.2 sq. feet)



Total area: approx. 182.3 sq. metres (1962.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

**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 .

23 Church Street Willingham CB24 5HS  
Telephone: 01954 260940  
Email: [jeremy.t@hockeys.co.uk](mailto:jeremy.t@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

**HOCKEYS**  
ESTABLISHED 1885





50 Long Lane, Willingham,  
Cambridge, CB24 5LB

£475,000 Freehold

This beautiful mid Victorian house is steeped in history, with its servants bells, original panel doors and wood floors, fireplaces and cellar. As the name suggests, this former farm house was set with an area known as the vineyards . Divided into two equally impressive homes around 1950, the property consists of the main façade and adjoining former servants quarters. The accommodation is in excellent order and comprises a kitchen/breakfast room known to be the former butlers pantry and separate utility which is the former scullery with ground floor shower room, a sitting room with open fire and separate dining room which over looks the beautiful gardens. The first floor comprises four bedrooms with built in wardrobes and a family bathroom. The well tended, walled garden extends to the front and side of the property, there is a detached double garage, carport and driveway.



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