

**ENTRANCE HALL** 17' 1" x 11' 1" (5.21m x 3.38m) Stairs to first floor, large under stairs storage cupboard with tiled floor and light, radiator.

**LIVING ROOM** 16' 11" x 11' 4" (5.16m x 3.45m) Bay window to front, sliding patio doors to the rear garden, electric fireplace and radiator.

**STUDY** 10' 0" x 6' 5" (3.05m x 1.96m) Bay window to front, radiator.

**DINING ROOM** 10' 4" x 10' 0" (3.15m x 3.05m) Bay window to side, radiator.

**CLOAKROOM** Window to rear, low level WC, pedestal wash hand basin with mixer tap, extractor fan, radiator and tiled floor.

**KITCHEN/DINER** 12' 11" x 11' 5" (3.94m x 3.48m) Window to side, sliding patio doors to the garden, range of high and low level cupboard units with granite worktop, integrated dishwasher and fridge/freezer, built-in double oven, five ring built-in gas hob with extractor hood over, one and half sink unit with mixer tap, spotlights to ceiling, radiator and tiled floor.

**UTILITY ROOM** 11' 7" x 6' 1" (3.53m x 1.85m) Door to rear garden, worktop with cupboards below with space and plumbing for white goods, wall mounted gas fired boiler and stainless steel sink and radiator.

**LARGE GALLERIED LANDING** Window to front, loft access via ladder, airing cupboard housing hot water cylinder, radiator.

**BEDROOM ONE** 16' 11" max x 11' 5" (5.16m x 3.48m) Windows to front and rear, built-in wardrobe, ensuite, two radiators.

**ENSUITE** 6' 3" x 5' 7" (1.91m x 1.7m) Window to rear, low level WC, wash hand basin, shower cubicle, heated towel rail, shaving point, extractor fan, inset spotlights to ceiling and tiled flooring.

**BEDROOM TWO** 11' 6" x 10' 2" (3.51m x 3.1m) Dual aspect windows to sides, radiator.



**BEDROOM THREE** 10' 3" x 8' 4" (3.12m x 2.54m)  
Window to side and radiator.

**BEDROOM FOUR** 10' 3" x 8' 6" (3.12m x 2.59m) Window  
to front and radiator.

**BATHROOM** 7' 4" x 7' 0" (2.24m x 2.13m) Window to  
rear, low level WC, wash hand basin with mixer tap,  
panelled bath, heated towel rail, extractor fan, spotlights  
inset to ceiling.

**PARKING AND GARDENS** The rear garden is walled to  
three sides, mostly laid to lawn with a large patio area.

Gate leading to the driveway with parking for two cars and  
single garage with light and power.

**LOCATION AND FACILITIES** Longstanton is an area of  
interest to many buyers from Cambridge because of the  
advantage of the guided busway which runs every 7  
minutes into Cambridge and then onto Cambridge station  
and Addenbrooke's hospital. The village is also only 2.5  
miles from the A14 and 5 miles from the M11.

There is a good community spirit within the village which  
holds various events including a local market and summer  
fayre. You can also find regular events and classes at the  
primary school or Northstowe Secondary School and  
regular sports events are held at the recreation ground  
and The Pavilion.

Facilities in Longstanton include a primary school, a  
village institute, doctors and dentist surgery, veterinary  
surgery, public house, village store with post office, fish  
and chip shop and a co-operative store.

The village will benefit from a wider choice of facilities on  
offer from the neighbouring purpose-built town of  
Northstowe that is currently in development.



Ground Floor



First Floor



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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**  
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25 Eaton Way, Longstanton,  
Cambridge, CB24 3ET

£515,000 Freehold

No onward chain - An immaculately presented four bedroom detached house with garage, situated in a sought after position with views over a green to the side.

The accommodation comprises a lounge, study and dining room - all with bay windows, a high quality kitchen/diner with separate utility, a large entrance hall and a cloakroom.

Upstairs there are four bedrooms - master with ensuite and a family bathroom.

The rear garden is generously sized with brick walling to three sides, plus a single garage and double length driveway.



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