

Situated within the conservation area of this sought after and well served Cambridgeshire village, is this quintessential period home. Thought to date back to the 1600's the three bedroom detached house is steeped in history and still retains a number of original features, such as timber beams and the fireplace in the sitting room. The accommodation includes a modern kitchen with separate dining room, sitting room and office/snug with French doors which leads to the immaculate, cottage style garden. The first floor comprises a large principle bedroom, a second double with en suite shower room, a third single and a spacious landing, with storage and study area. The rear garden is mainly laid to lawn, with a vegetable growing area and timber shed.



**ENTRANCE HALL** Double glazed window to front, doors off, radiator and tiled floor.

**SNUG/OFFICE** 11' 0" x 8' 11" (3.35m x 2.72m) Double glazed window to front, French doors leading to garden, built-in cupboard with Vaillant boiler and wood flooring.

**GROUND FLOOR CLOAKROOM** WC, hand basin and tiled floor.

**KITCHEN** 9' 4" x 7' 8" (2.84m x 2.34m) Range of fitted wall and base units with drawers under and rolled edge worktop surface over and ceramic sink unit with mixer tap. Built-in oven, hob and extractor with glass splashback, integrated washing machine, fridge and freezer and tiled floor.



**DINING ROOM** 14' 6" x 11' 9" (4.42m x 3.58m) Double glazed window to side. Original beams, open staircase to first floor, door to sitting room, double radiator and wood flooring.



**LIVING ROOM** 14' 9" x 12' 0" (4.5m x 3.66m) Double glazed window to front and side. Original beams, log burning stove inset to fireplace with original timbers and stone tiled hearth, two radiators.

**STAIRS TO FIRST FLOOR LANDING** Double glazed velux window to side, original timber beams, built-in bespoke carpentry cabinets, wine store and loft access.

**BEDROOM ONE** 16' 4" x 12' 6" (4.98m x 3.81m) Double glazed window to front, double radiator and original wood



floors.

**BEDROOM TWO** 12' 5" x 10' 1" (3.78m x 3.07m) Double glazed window to rear, loft access and double radiator.

**ENSUITE SHOWER ROOM** Double glazed velux window to rear, WC, hand basin and tiled shower cubicle with chrome fitting, tiled splashback and radiator.

**BEDROOM THREE** 8' 10" x 7' 7" (2.69m x 2.31m) Double glazed window to side and double radiator.

**FIRST FLOOR BATHROOM** Double glazed window to side, wc, hand basin and inset bath with tongue and groove splashback, extractor fan, heated towel rail, inset spotlights to ceiling and original stripped wood floor.

**GARDENS AND PARKING** On-street parking.

Gated access leads to the rear garden which is mainly laid to lawn and enclosed by fencing with hedging to the boundary, various well stocked perennial borders, various maintained garden trees and paved patio area. Second half of the garden is dedicated to vegetable growing with raised vegetable beds, soft fruit bushes, bin storage area, greenhouse and timber shed.

**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.

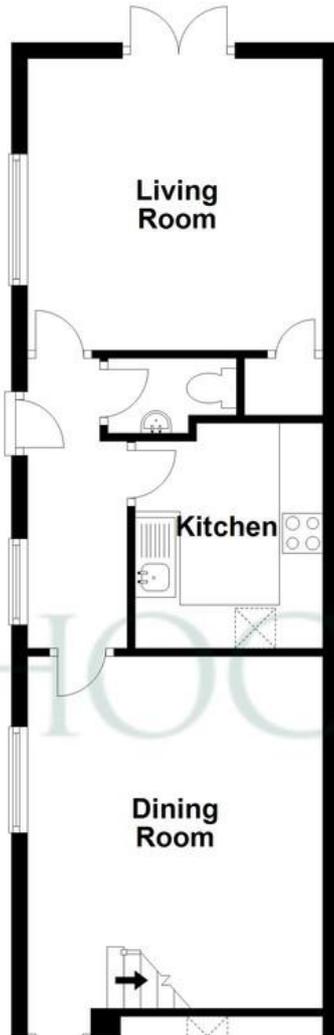
The village is very well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms, opened in 2021, an outside eatery which specialises in tapas, also a number of small businesses are located along its bustling High Street.

There is also a recreation ground with football pitches and



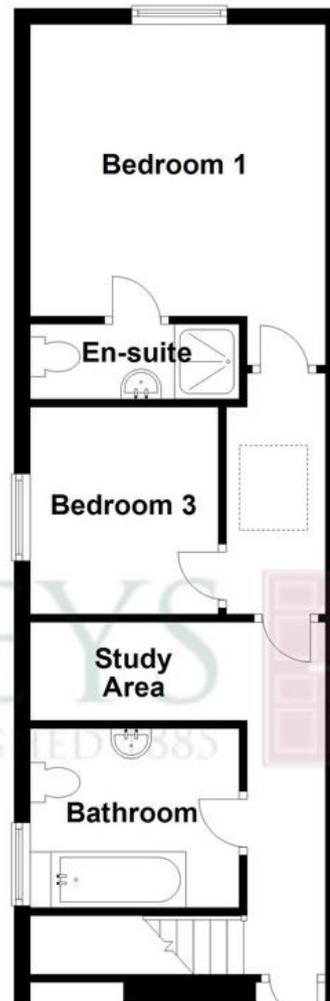
## Ground Floor

Approx. 61.5 sq. metres (661.7 sq. feet)



## First Floor

Approx. 63.3 sq. metres (681.8 sq. feet)



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**HOCKEYS**  
ESTABLISHED 1885





57 Church Street, Willingham,  
Cambridge, CB24 5HS

£375,000 Freehold

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