



Berrycroft, Willingham, CB24 5JX
£470,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A superbly presented, four bedroom detached chalet style house situated within the heart of the village and offered for sale with no onward chain.

INTERIOR

The accommodation includes an attractive, high quality fitted kitchen with appliances included, this open plan space includes a dining area and leads onto a separate utility room. With impressive lounge with vaulted ceiling and bi folding doors which lead to the rear garden. There are two ground floor bedrooms and a modern four piece bathroom suite. The first floor comprises two generous bedrooms and a first floor shower room.

EXTERIOR

There is a gravelled driveway providing off road parking and side access leads into the rear garden. The rear garden is laid to lawn with gravelled area and partially enclosed.



KEY FEATURES

- Detached Chalet Style House

- Stylish Contemporary Accommodation

- High Quality Fitted Kitchen

- Lounge with Vaulted Ceiling

- Bi-folding Door to the Garden

- Modern Four Piece Bathroom Suite

- Two Bedroom on the Ground Floor

- Two First Floor Bedrooms and Shower room

- Central Village Location

- No Onward Chain





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 and opened in 2021, a 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 sports pavilion, a community centre, social club and three public houses – The Duke of Wellington, The Bank which was the first micro pub to open in the county and The Porterhouse Pub.

The local primary school is located in the village and has recently been rated as 'Good' by Ofsted making it an ideal location for a young family. In addition, the village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School.

AGENTS NOTE

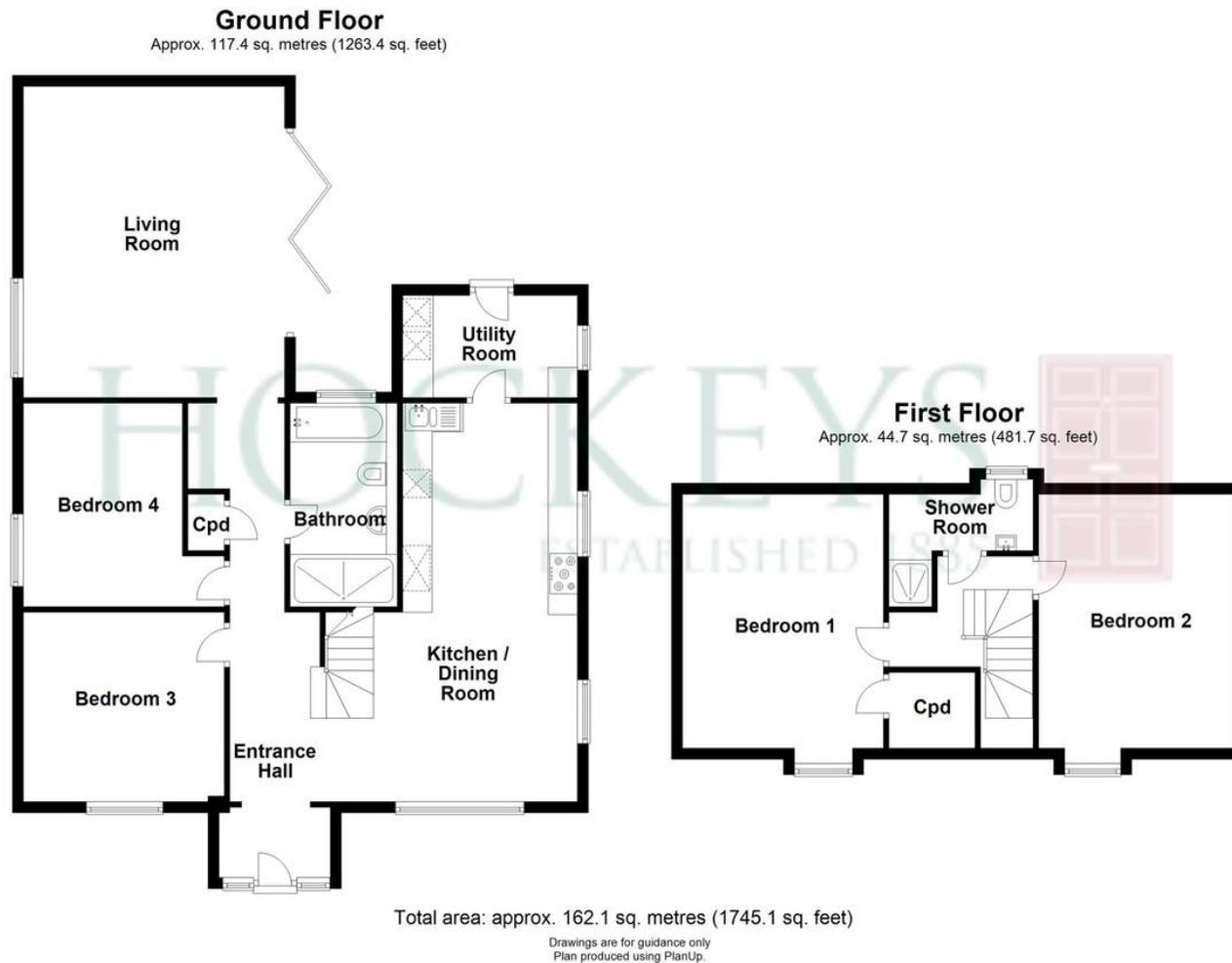


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ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band D
2021/2022 Annual £1,959

Services
Mains gas, electricity and water

Transport Links
A14, M11 and A1
Guided Bus Stop - Longstanton
Huntingdon Train Station 10 Miles, Cambridge
North 10 Miles

Energy Rating
Energy Efficiency Rating D

Tenure & Possession
Freehold

Vendors Position
Chain free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.