

**ENTRANCE HALL** Stairs to first floor, under stairs storage cupboard with built-in storage, radiator, stone tiled floor.

**STUDY** 11' 2" x 9' 0" (3.4m x 2.74m) Double glazed window to front, fireplace, radiator.

**OPEN PLAN LOUNGE/DINER** 23' 3" x 14' 0" (7.09m x 4.27m) Double glazed French doors leading to conservatory, glazed double doors leading to kitchen, two radiators, engineered oak flooring.

**KITCHEN** 15' 7" x 9' 6" (4.75m x 2.9m) Double glazed window to rear and door to conservatory. Range of fully fitted wall and base units with drawers under rolled edge worktop surface over and tiled splashback, inset ceramic sink unit, space and plumbing for dishwasher, space for fridge, freezer and cooker, breakfast bar, radiator, tiled floor.

**GROUND FLOOR BATHROOM** Obscured double glazed window to side, wc, hand basin inset to vanity unit and bath, tiled corner quadrant shower cubicle with chrome fitting, chrome heated towel rail, extractor fan and tiled floor.

**CONSERVATORY** 20' 7" x 7' 5" (6.27m x 2.26m) Brick built and double glazed, French doors to garden and door to garden, plumbing and space for washing machine and tumble dryer, tiled flooring with under floor heating.

**STAIRS TO FIRST FLOOR LANDING** Double glazed window to front, doors to bedrooms, access to boarded loft with electric connected, large linen cupboard with shelving.

**BEDROOM ONE** 12' 6" x 11' 0" (3.81m x 3.35m) Double glazed window to rear, access to eaves storage, radiator.

**ENSUITE SHOWER ROOM** Obscured double glazed window to side, wc, hand basin inset to vanity unit, tiled shower cubicle with chrome fitting, fully tiled walls, built-in storage, extractor fan, tiled floor.

**BEDROOM TWO** 13' 0" x 8' 11" (3.96m x 2.72m) Double glazed window to front, radiator.

**BEDROOM THREE** 11' 0" narrowing to 9' 0" x 7' 11" (3.35m x 2.41m) Double glazed window to rear, built-in double wardrobe with shelving, radiator.

**GARDENS AND PARKING** To the front of the property is a gravelled driveway providing off-road parking for numerous vehicles and a lawned area enclosed to the side by a green metal fence.



A large, solid side gate leads to the back of the property.

The immediate rear garden is mainly laid to lawn with fencing to the boundaries and bordered by rose bushes and flower beds with a mature grape vine on one side with a herb garden to the other side. A timber shed, with side storage port, stands beside a mature walnut tree. There are further well stocked perennial borders, a large expanse of lawn, large allotment space and a variety of fruit trees and bushes.

**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 leading to various walking routes into surrounding villages and the Fen Drayton lakes. The busway 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, an Indian cuisine restaurant and takeaway as well as a newly refurbished fish & chips takeaway, doctor's surgery and pharmacy, 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, bowls green and sports pavilion, a large children's playground with a variety of equipment, a community orchard and community centre, a 13th century church with a wealth of wonderful medieval wall paintings. The village also contains a beautifully rustic grade II listed windmill, 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.



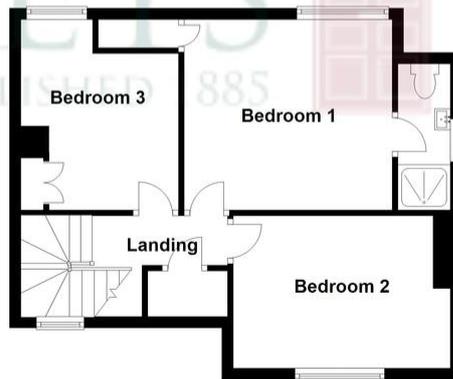
### Ground Floor

Approx. 84.6 sq. metres (910.6 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 128.2 sq. metres (1380.3 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 .

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**HOCKEYS**  
ESTABLISHED 1885





13 Over Road, Willingham,  
Cambridge, CB24 5EU

£385,000 Freehold

Situated in the heart of this most sought after village, is this generously proportioned and extended, three bedroom semi detached house.

The accommodation comprises a spacious entrance hall, study and living/dining room with a separate kitchen/breakfast room. There is also a ground floor bathroom with four piece suite and a double glazed conservatory which spans the full width of the rear of the property.

The first floor comprises three double bedrooms and an en suite shower room.

The extensive south facing garden is designed to provide different areas of interest, including a lawned garden, vegetable patch and herb garden.



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