



Newington, Willingham, CB24 5JE
£585,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Situated within the heart of this sought after village, is this individual and generously proportioned family home. The property sits within a good size and established plot which includes a large driveway. The interior is spacious and the vendors have modernised the property throughout their ownership.

INTERIOR

The entrance hall is a spacious and light approach to the ground floor kitchen and reception rooms, plus a useful modern shower room. The extended kitchen is fitted with a comprehensive range of wall and base units and leads to a separate utility room and snug. The open plan living/dining room includes French doors to the wonderful garden. The first floor accommodation comprises four double bedrooms, the first and second with built-in wardrobes, and a four piece family bathroom.

EXTERIOR

To the front of the property is a large expanse of driveway which provides off road parking for numerous vehicles, a storm porch to the entrance of the property and a gated access leads to the rear. The established rear garden is laid mainly to lawn with various flowers and shrubs set to borders and beds. With a paved patio area, timber shed and outside tap.

LOCATION

Willingham is approximately 12 miles northwest of Cambridge

KEY FEATURES

- 4 Bedroom House
- EPC Rating C
- Ideal Family Home
- Ample Parking
- Non-Estate Location
- Generous Garden
- Extended Kitchen
- Central to Village
- Modern Throughout
- One Mile to Guided Busway





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 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 an outside eatery which specialises in tapas, and 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 and social club.

The local primary school is located in the village and has recently been rated as 'Good' by Ofsted. The village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School.

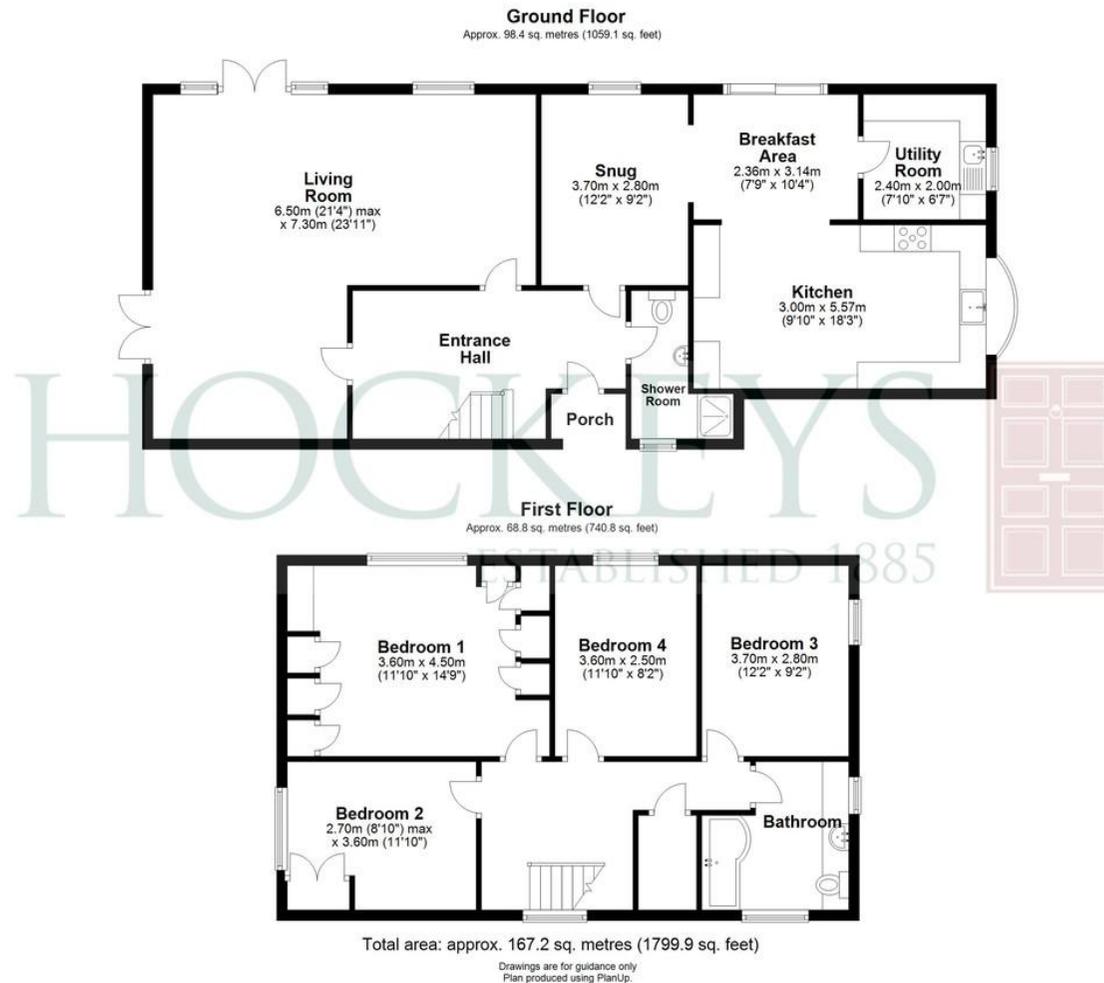


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ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band E
2021/2022 Annual £2,511

Services
Mains gas, electricity and water

Transport Links
A14, M11 and A1
Guided Busway - Longstanton
Cambridge North Train Station 12 miles

Energy Rating
Energy Efficiency Rating C

Tenure & Possession
Freehold

Vendors Position
Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 c	
55-68	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.