



Balland Field, Willingham, CB24 5JU
OIEO £400,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A beautifully presented four bedroom detached house with a generous south-facing rear garden, garage and driveway parking. The property benefits from a refitted kitchen opening to dining room with French doors to the garden, a lounge, cloakroom, four bedrooms and a modern bathroom.

INTERIOR

The ground floor comprises an entrance hall with two storage cupboards and a cloakroom, a living room and refitted kitchen with integrated dishwasher, oven and hob, and fridge/freezer. The kitchen opens to a dining room with built-in seating and French doors leading to the garden. On the first floor there is a landing with cupboard, four bedrooms and a modern family bathroom.

EXTERIOR

The rear garden is laid to lawn with a patio, a timber shed, and raised wooden children's playhouse to the rear. The garden is enclosed by a brick wall to the side and rear. There is also a single garage with an up and over door, light and power and a side door leading to the garden. To the side is a driveway with access gate to the rear garden, with an additional gravelled parking space to the front.

LOCATION

Willingham is approximately 12 miles northwest of Cambridge

KEY FEATURES

- Entrance hall with two storage cupboards
- Refitted kitchen
- Dining room with French doors to garden
- Family bathroom and Cloakroom
- Four bedrooms
- Energy Rating D
- South facing rear garden
- Single garage with pitched roof
- Driveway parking





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 D
 2021/2022 Annual £2,055

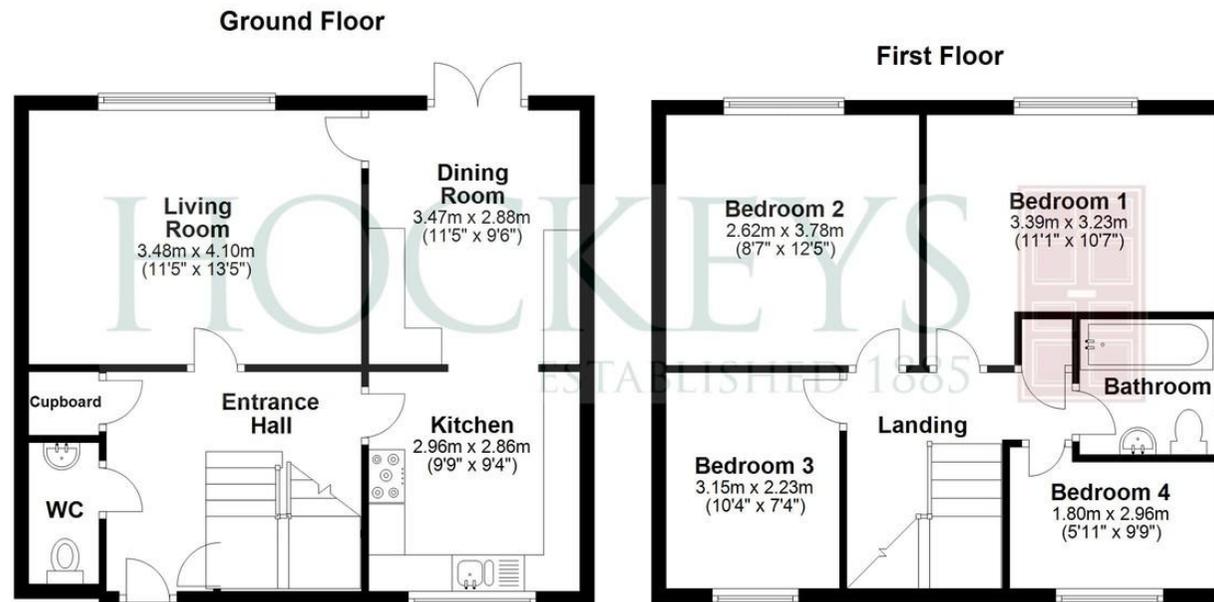
Services
 Mains gas and electricity

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

Energy Rating
 Energy Efficiency Rating D

Tenure & Possession
 Freehold

Vendors Position
 Onward chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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.