



Church Street, Willingham, CB24 5HS

**CHEFFINS**

# Church Street

Willingham,  
CB24 5HS

- Generous Mature Gardens to the Rear
- Flexible Living Arranged Over Two Floors
- Well Presented Accommodation
- Gated Driveway Leading to the Enclosed Garden
- Plot of 0.27 Acres

A most impressive and charming detached period residence situated in a conservation area within the centre of this delightful village. The attractive property dates back to 1790 with a rendered front elevation and has been significantly extended to the rear with brick elevations under pitched tiled roofs. The versatile accommodation extends to approximately 1981 sq. ft. arranged over two floors with a wealth of period features including timber windows, exposed floorboards and feature fireplaces. The extensive footprint and accessibility of the property offers exciting opportunity and flexibility to adapt to one's needs.

5 2 3



Guide Price £745,000



## LOCATION

Willingham is a popular and well served village located approximately 12 miles Northwest of Cambridge. The village benefits from a range of local amenities including primary school, library, doctors surgery, local shops and pubs/restaurants. The village is also served by excellent transport links to Cambridge with the guided busway running through the neighbouring village of Longstanton and provides services to Cambridge station, Addenbrookes hospital and the city centre. The village is also within easy reach of the new Cambridge North station providing direct access to both London Kings Cross and London Liverpool Street.

## RECEPTION HALL

With entrance door featuring decorative stained glass windows, stairs to the first floor, tiled floor, window to the rear aspect, doors to:

## GUEST CLOAKROOM

With window to the rear aspect, low level wc, pedestal wash basin, tiled floor.

## LOUNGE

With window to the front and side aspect, exposed floorboards, wood burning stove with exposed brick fireplace and natural stone hearth, under stairs storage.

## DINING ROOM

With double door to the garden, exposed floorboards, feature fireplace with natural stone hearth, fitted storage cupboard, doors to:

## FAMILY ROOM

With window to the front aspect, feature fireplace with natural stone hearth and wooden mantle over, fitted storage cupboards.

## KITCHEN/BREAKFAST ROOM

With window to the side aspects, stable door to the patio area, contemporary handleless kitchen with matching eye and base level units, quartz worktop with inset sink and a half with drainer, mixer tap over, space for appliances including dishwasher, freestanding oven with extractor hood over, American style fridge freezer, pantry cupboard, door to:

## INNER HALLWAY

With opening to utility cupboard with plumbing for washing machine and dryer, tiled floor, doors to:

## SHOWER ROOM

With window to the side aspect, suite comprising low level wc, pedestal wash basin, shower enclosure with glass and chrome door, tiled floor, part tiled walls.

## BEDROOM 5

With window to the side aspect and doors to the garden, door to:

## HOME OFFICE/STUDIO

With window to the side aspect and doors offering wheelchair access to the garden, underfloor heating, Velux windows, storage cupboard housing hot water cylinder.

## FIRST FLOOR

### LANDING

With exposed beam, loft access, doors to:

### BEDROOM 1

With window to the front aspect, feature fireplace, exposed timber beam.

### BEDROOM 2

With window to the front aspect, exposed timber beam.

### BEDROOM 3

With window to the rear aspect.

### BEDROOM 4

With window to the rear aspect.

## FAMILY BATHROOM

With window to the side aspect, suite comprising freestanding bath, wc with high hung cistern, pedestal wash basin, glass and chrome shower cubicle, tiled floor, chrome heated towel rail.

## OUTSIDE

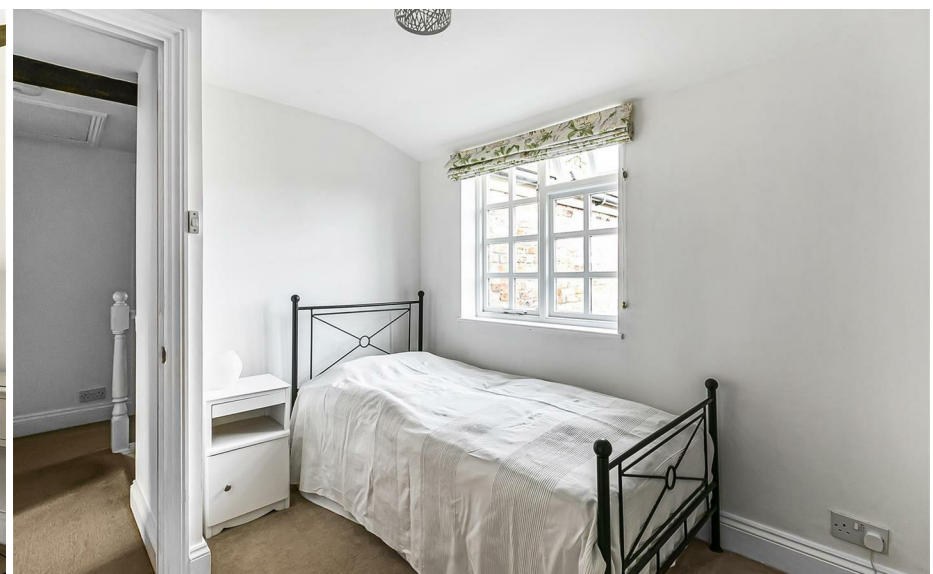
Ironmongery gates offer access to the secured gravel driveway which leads to the entrance door and gated access to the garden and features an impressive yew tree with a tree preservation order.

The fully enclosed rear garden is mostly laid to lawn with a choice of patio areas, a range of feature flower beds, a selection of mature trees and shrubs including yew tree with a tree preservation order, external lights, an electric car charger, outside tap and various outbuildings including a log store, greenhouse and summerhouse with power.

## AGENTS' NOTE

Gas central heating throughout  
All mains services connected  
Top Broadband speed of up to 1000mbps

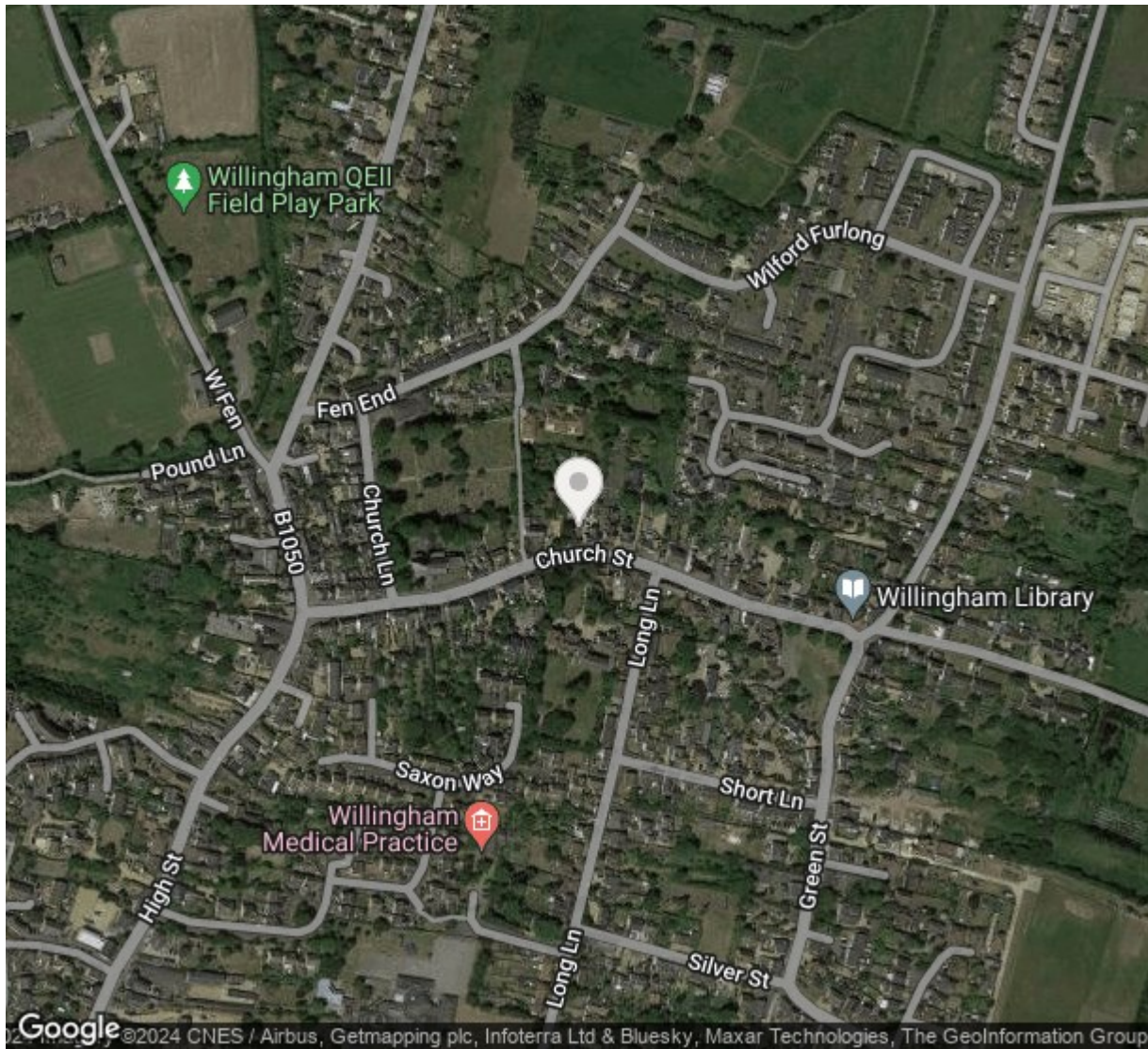




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

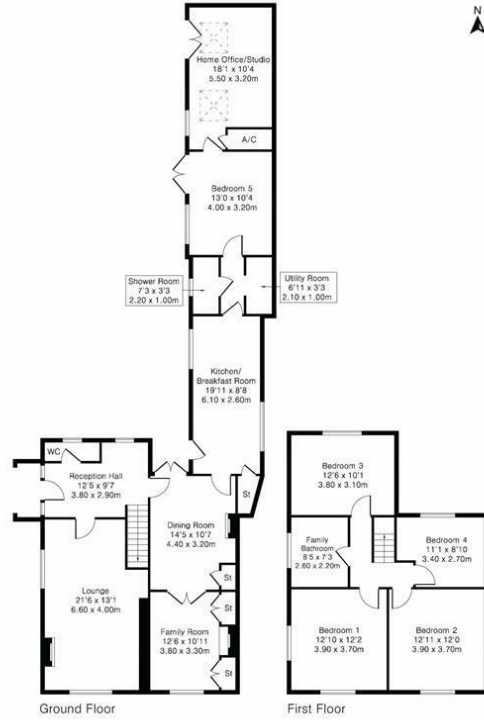


Guide Price £745,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire District Council





Approximate Gross Internal Area 1981 sq ft – 184 sq m  
 Ground Floor Area 1306 sq ft – 121 sq m  
 First Floor Area 675 sq ft – 63 sq m



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA  
 01223 214214 | [cambridge@cheffins.co.uk](mailto:cambridge@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.