



HARVEY ROBINSON

£500,000
Balland Field
Willingham, CB24 5JU

- Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Generous Driveway

- En-Suite to Master
- Large Rear Garden
- Sought After Village Location
- Immaculately Presented Throughout

5 
2 
2 



PROPERTY SUMMARY

Harvey Robinson Estate Agents are proud to present to the market this rarely available five bedroom detached home situated in the sought after village of Willingham. Offering convenient access to Cambridge and many transport links for commuting, this home offers the best of both worlds by combining easy access to the city with a village community. In brief the property comprises a welcoming entrance hall, leading to a bright and spacious living room which gives access through to the open plan kitchen/dining room complete with integrated appliances and ample worktop and cupboard space. From here, there are French doors out to the rear garden and the single garage can also be accessed via a door to the rear from the garden itself. Additionally on the ground floor you will find a handy WC and further storage cupboard. Heading upstairs, the property offers a spacious and welcoming main bedroom which is complete with a walk-in wardrobe and en-suite bathroom, a further three double bedrooms and a single bedroom which could be utilised as a handy office/work from home space. The family bathroom is generous and comes complete with a four-piece suite. Externally, the property is tucked away in a private position and offers a generous plot. To the front, the property offers a driveway with access to the single garage with a remote operated electric roller door and to the rear the property offers a great amount of privacy and a mature, yet manageable garden space. Viewing of this property is highly recommended to truly appreciate.



LOCATION AND AMENITIES

Willingham is a growing village approximately 8 miles north of Cambridge. The village is well served with many local amenities such as a popular primary school, a doctor's surgery, a local Co-op store, a bakery, and the Highgate industrial estate which provides further amenities including a butchers/farm shop, a health and fitness unit and a country store to name just a few. The village has a number of pubs and restaurants including the Porterhouse, a micro pub and the popular Auction Rooms. Access to the RSPB nature reserve can be found just 2 miles away on the B1050. In the other direction the Cambridge Busway Park & Ride terminal can be found providing easy and regular access into Central Cambridge or Huntingdon, the Busway service provides access to the mainline train stations at Huntingdon, Cambridge North & Cambridge providing access to London Kings Cross, St Pancras & Liverpool Street.





FAQS

Postcode for SatNav: CB24 5JU

What3Words Location: blushed.spearhead.pancakes

Property Built: 1984

Owned For: 40 Years

Council Tax: D

EPC: C

Garden Aspect: Northwest

Primary School Catchment: Willingham Primary School

Vendors Onward Movements: Downsizing

Boiler Installed: 2010

Electric Car Charging Point: Yes



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

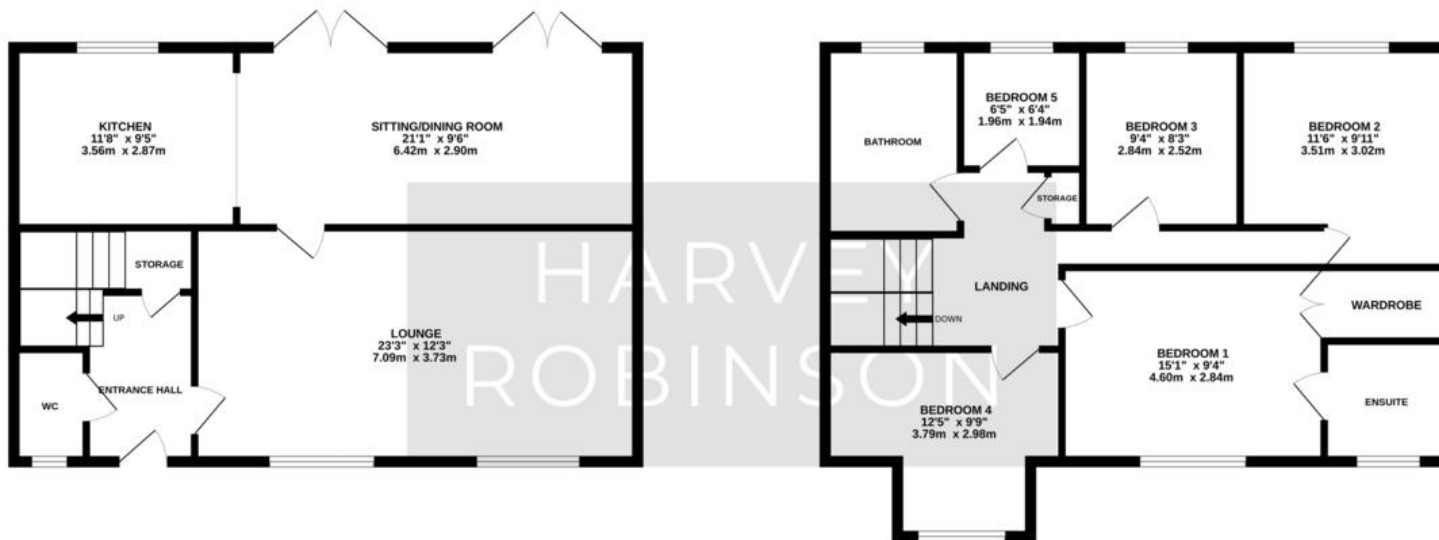
4.9 Star Google Review Rating





GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk