






THE OLD POST OFFICE

Babraham, Cambridge

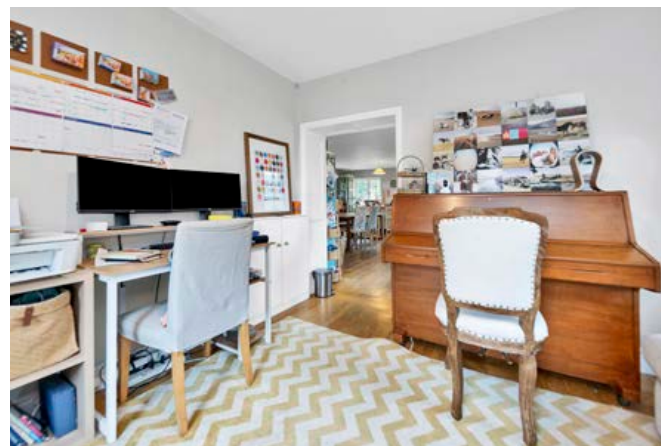


A UNIQUE GRADE II LISTED FORMER
POST OFFICE WITH EXCEPTIONAL CHARACTER,
SET IN THIS HIGHLY DESIRABLE VILLAGE, JUST
SOUTH OF THE CITY.

Set on the historic High Street, adjacent to the renowned George Inn, the property showcases a delightful blend of flint and brick elevations, sitting proudly at the head of a magical, part-walled garden extending to approximately 0.34 acres.

			EPC
3	2	2	E

Tenure: Freehold
EPC: E
Services: Mains electricity and water. Private drainage. Oil fired central heating.
Council tax band: F
Postcode: CB22 3AG



LOCATION

Babraham is a quintessential South Cambridgeshire village, noted for its period homes and surrounded by glorious countryside. Just six miles from Cambridge city centre, it offers excellent connectivity, with the M11 close at hand. The village benefits from an Outstanding Ofsted-rated primary school, while nearby Sawston provides secondary schooling, shopping, and health facilities.

THE PROPERTY

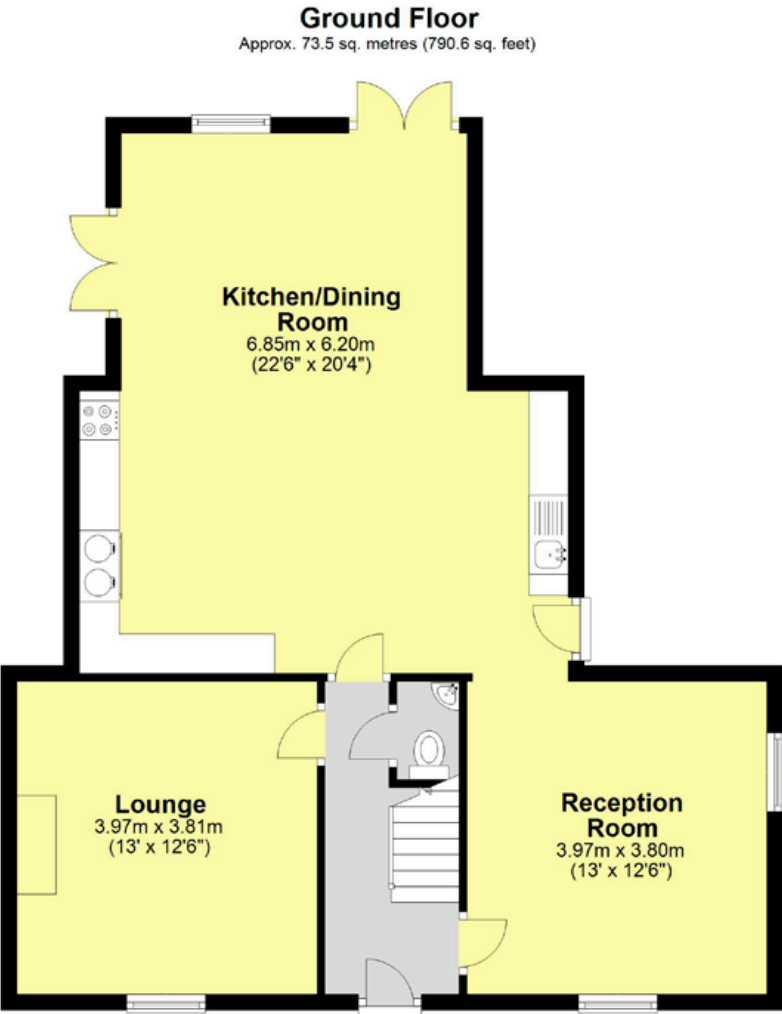
Stepping through the front door, a welcoming hallway with a solid wood floor—a feature carried throughout the ground floor—sets the tone. To the front, two elegant reception rooms provide versatile living: a cosy sitting room with an open fireplace, and a family room with direct connection to the kitchen/breakfast room. The kitchen itself is a highlight—an inviting space with bespoke cabinetry, a chimney breast housing a two-ring Aga, and French doors opening directly onto the garden. Practical features include plumbing for both a washing machine and dishwasher. Additionally, a full cellar beneath the reception room is accessed via steps and provides valuable storage space.

Upstairs, the first-floor landing with front aspect window leads to three double bedrooms. Two overlook the front and are served by a modern shower room, while the principal bedroom enjoys views across the rear garden, fitted storage, and its own en suite bathroom.



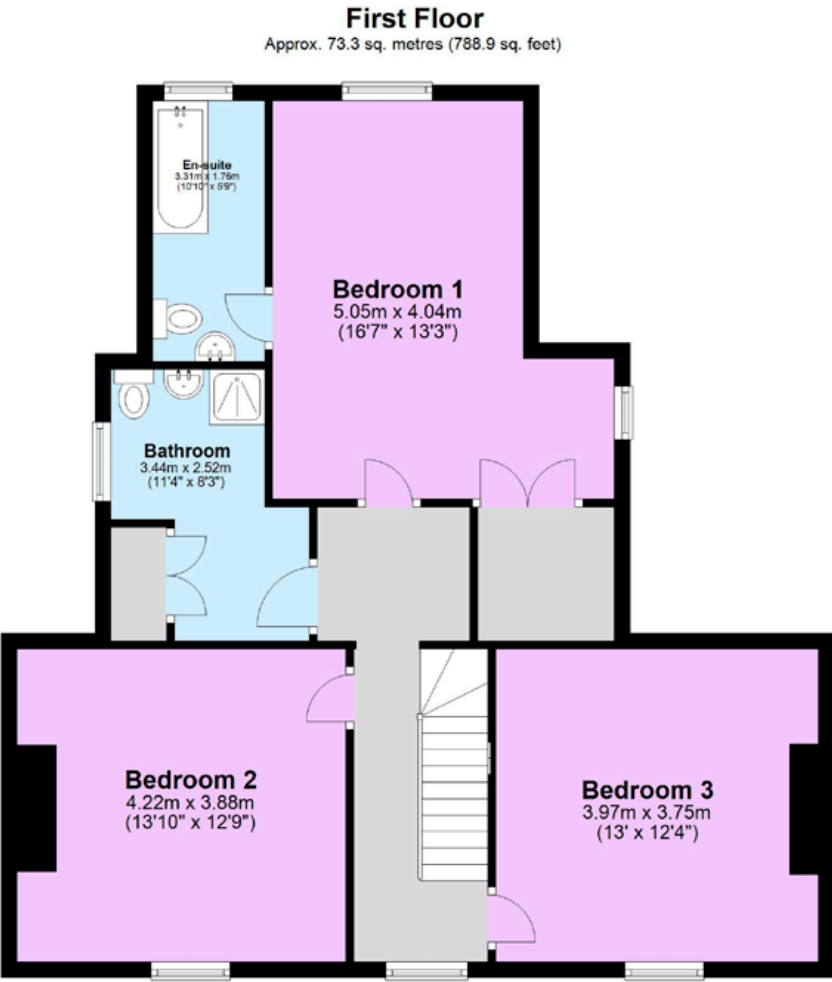
OUTSIDE

The garden is a true delight: mature and mainly laid to lawn, punctuated with fruit trees and enclosed in part by a tall red brick wall forming part of the property's listed status. An oil tank discreetly serves the central heating system.



Agent notes - Full cellar under the reception room

Approximate Gross Internal Area = 146.7 sq m / 1,579.6 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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