



Waresley Road, Gamlingay, SG19 3EJ  
£300,000

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Latching Dowling are delighted to offer for sale this beautifully presented three bedroomed cottage with character a plenty.

As you enter via the composite stable style front door you find yourself in the entrance lobby. This in turn leads to the lounge complete with its inglenook fireplace housing the all important log burner and exposed timbers to the ceiling and exposed wooden flooring. There is a door off the lounge leading to the well appointed kitchen with a host of fitted appliances including cooker, fridge and separate freezer. The kitchen has good storage with its modern range of shaker style kitchen units and there is a rear door leading to the garden.

The first floor has access to bedrooms two and three as well as the bathroom. There is a door that gives access to a staircase that leads to the second floor and the main bedroom.

The master bedroom is on the second floor but with the other double on the first floor, you can take your pick as to which bedroom will be your master.

Outside there is a good sized rear garden with a real bonus of a summerhouse complete with power and lighting.

Located on the Cambridgeshire/Bedfordshire border, this popular village is well positioned for those looking for Country Life with good road links into Cambridge and London. The nearby towns of Biggleswade and Sandy also offer commuter links into London St Pancras International via train with a journey time of approximately 40 minutes.

Ideally located within walking distance of Gamlingay Village primary and a range of local amenities to include, shops, post office, medical centre, chemist, pub and the award-winning Eco Hub hosting a variety of community events and spaces to hire. The Village also covers the catchment for Comberton Village college.

This is a great home located in the heart of the village. Don't delay on this and book a viewing early.

**Entrance**

**Entrance porch**





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**Lounge**  
12'1 x 11'9 (3.68m x 3.58m)

**Kitchen**  
11'8 x 10 (3.56m x 3.05m)

**First Floor**

**Landing**

**Bedroom Two**  
10'3 x 9'5 (3.12m x 2.87m)

**Bedroom Three**  
6'7 x 5'10 (2.01m x 1.78m)

**Bathroom**

**Second Floor**

**Master Bedroom**  
12'8 x 11'6 (3.86m x 3.51m)

**Outside**

**Rear Garden**

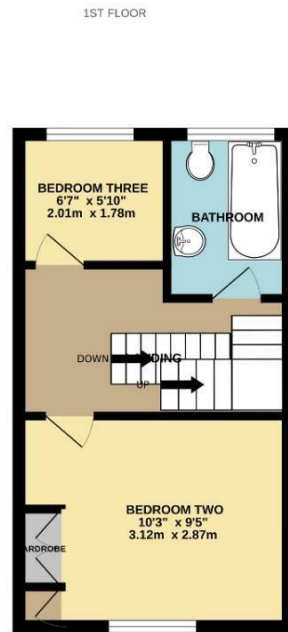
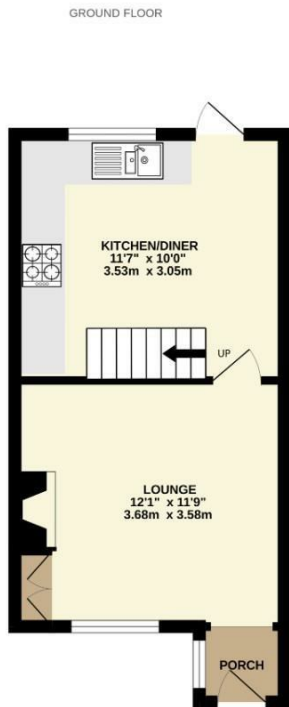


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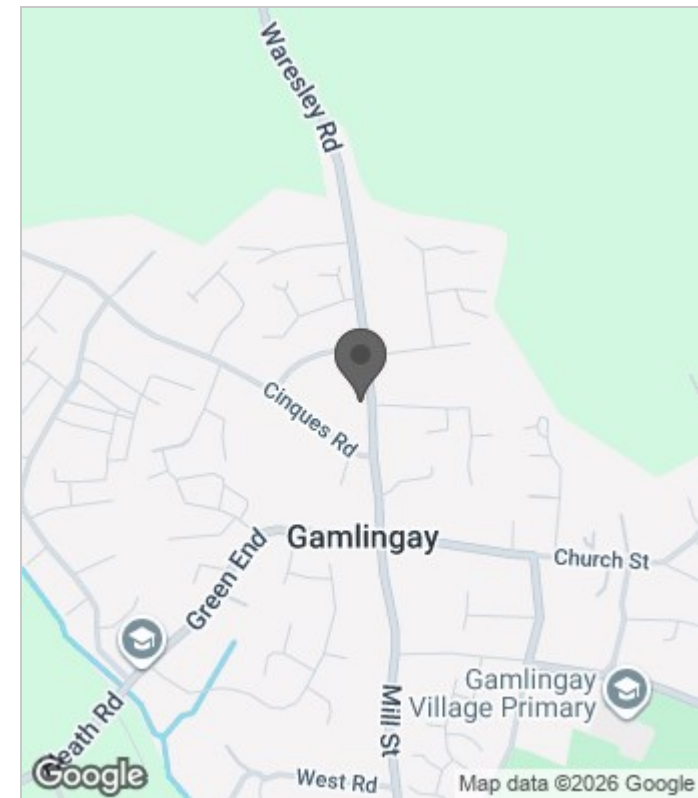
**Summer House**  
7'1 x 7'1 (2.16m x 2.16m )

**Front Garden**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>24</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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