



Daniels End, Willingham
£190,000



HARVEY
ROBINSON

Daniels End

Willingham, Cambridge

- 75% Shared Ownership
- Two Large Double Bedrooms Semi-Detached
- Well Presented Kitchen Diner
- Lounge Measuring 20'
- Downstairs Cloakroom
- Large Garden
- Driveway Parking for Two Vehicles
- Private Rear Garden
- Sought After Village Location
- Viewing Essential

PROPERTY SUMMARY

Offered for sale on a 75% shared ownership basis, this beautifully presented two-bedroom semi-detached home provides a fantastic opportunity to take a step onto the property ladder, set within a highly sought-after village location.

The accommodation begins with a spacious entrance hall, leading through to an impressive 20ft lounge (STS), offering generous space for both relaxing and entertaining. The well-appointed kitchen/diner features contemporary units, creating a practical yet sociable space for everyday dining and entertaining. A convenient ground-floor cloakroom completes the downstairs accommodation.

Upstairs, the property offers two generous double bedrooms, both providing ample room for furnishings and storage. The versatile second bedroom would work equally well as a guest room, nursery or home office, depending on the needs of the new owner.

Presented to a high standard throughout, the home benefits from neutral décor and quality flooring, creating a stylish, move-in-ready interior. Outside, driveway parking for two





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PROPERTY SUMMARY

Presented to a high standard throughout, the home benefits from neutral décor and quality flooring, creating a stylish, move-in-ready interior. Outside, driveway parking for two vehicles provides further everyday convenience.

The property enjoys an attractive position within this desirable village, combining a welcoming community atmosphere with convenient access to local amenities, schools and transport links — ideal for those looking to enjoy village life while remaining well connected.

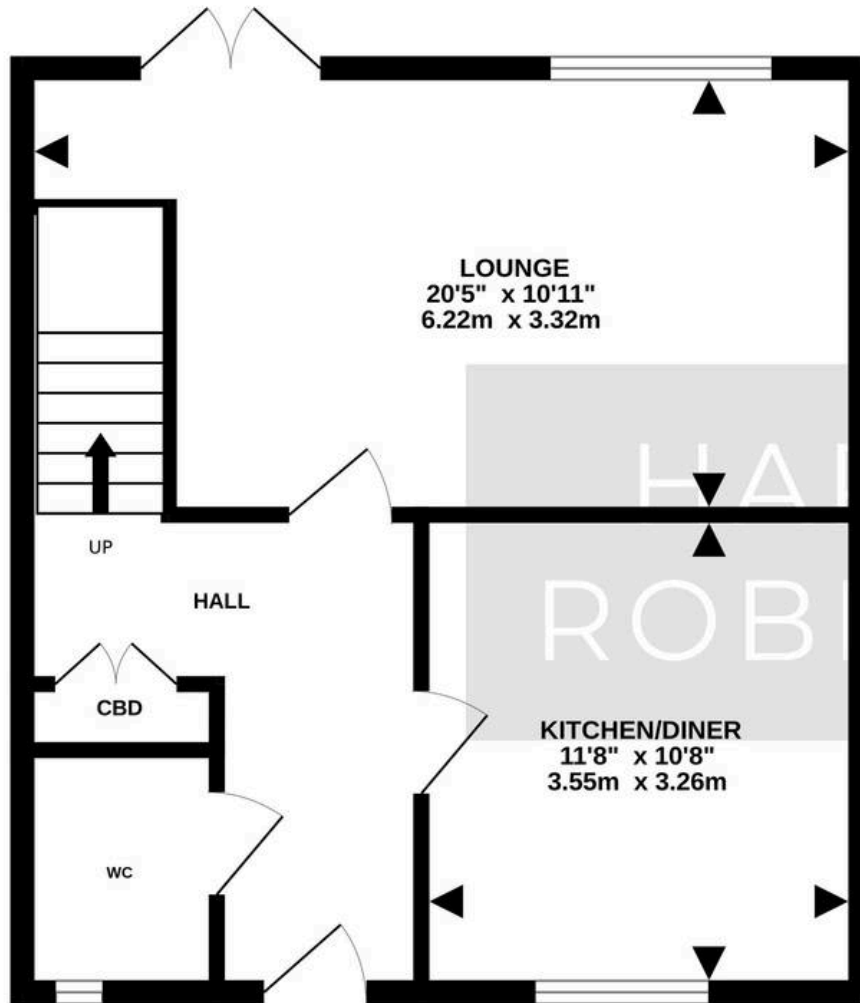
LOCATION AND AMENITIES

Daniels End is situated within the popular and well-served village of **Willingham**, approximately 12 miles north-west of Cambridge. The village offers an attractive balance between countryside living and accessibility, with a particularly good range of everyday amenities for a village of its size. The property itself is within easy reach of the village centre and open countryside, while the A14 and Cambridgeshire Guided Busway provide convenient connections towards Cambridge and the wider region.

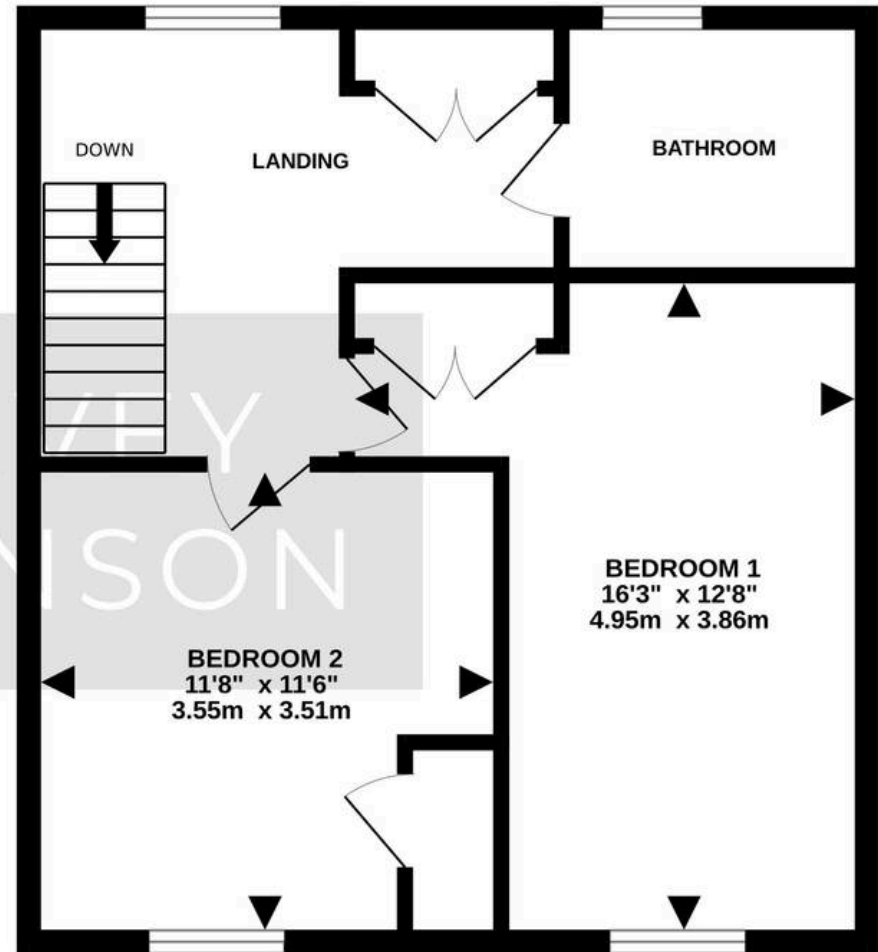
For everyday shopping, Willingham offers a good selection of local facilities, including Co-op Food - Willingham - High Street, convenience stores, a Post Office, bakery, butcher, farm shop and other independent businesses. The village also benefits from a **doctor's surgery, pharmacy, library, cafés, takeaways, restaurants, public houses, hairdressers, veterinary services, village hall, recreation facilities and children's play areas**, meaning many day-to-day needs can be catered for without travelling into Cambridge.



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.

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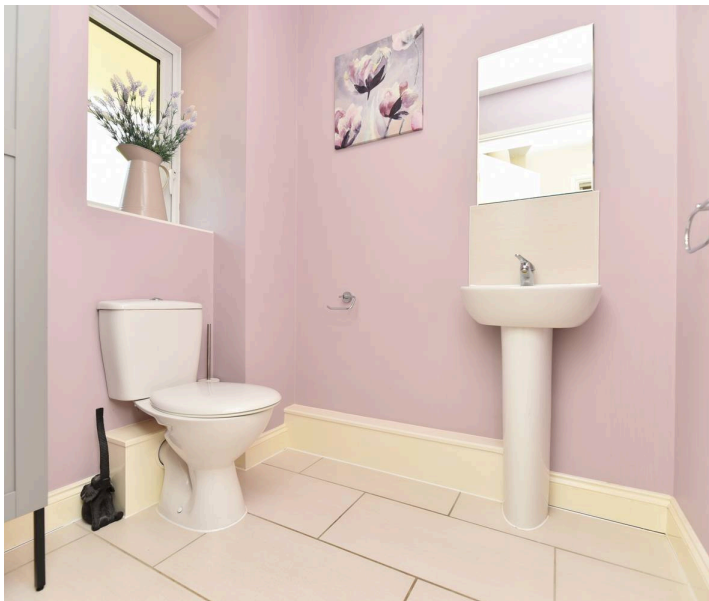


Daniels End

Willingham, Cambridge

LOCATION AND AMENITIES

Families are particularly well catered for. Willingham Primary School is located on Thodays Close and caters for children aged 4–11, with Honey Pot Pre-school also operating from the school site. The primary school is approximately **0.6 miles / 1km from the CB24 5AJ postcode**. Secondary schooling is available in the surrounding villages, including Cottenham and Swavesey Village College; buyers should confirm current catchment arrangements directly with the local education authority. The village is also well positioned for commuters. Longstanton Park & Ride and the **Cambridgeshire Guided Busway** are approximately **1.5 miles away**, providing connections towards **Northstowe, St Ives, Cambridge North, Cambridge city centre and Addenbrooke's**. The Busway is accompanied by a traffic-free walking and cycling route, making it a useful alternative to travelling by car. For road users, the **A14 can be reached in around 10 minutes by car**, providing onward access towards Cambridge, Huntingdon and the wider motorway network, including connections with the **M11 and A1**. This makes Willingham particularly convenient for those needing access to Cambridge and the surrounding employment centres while preferring a village setting. Rail services can be accessed from several stations in the surrounding area. **Waterbeach railway station is approximately 6.8 miles away**, while **Cambridge North is approximately 7.6 miles away** and Cambridge's main railway station is around 9 miles away based on postcode proximity data. Cambridge North is particularly convenient when combined with the Guided Busway.





Daniels End

Willingham, Cambridge

As a useful guide, **Cambridge is approximately 12 miles away**, with **St Ives, Northstowe and Huntingdon** also readily accessible by road or via connections from the Guided Busway. For a wider range of shopping, nearby Bar Hill provides a Tesco superstore and additional retail facilities, while Cambridge offers extensive shopping, leisure, cultural and employment opportunities. Overall, Willingham is an excellent choice for buyers seeking a **well-connected village lifestyle**, combining local schools, shops and essential services with countryside walks and convenient access to Cambridge, the A14 and Guided Busway. The position of Daniels End makes the property particularly appealing to first-time buyers, young families and commuters looking for village living without feeling isolated.

FAQ's

Tenure: Leasehold

Percentage Share Owned: 75%

Property Constructed: 2010s

Post Code for SatNav: CB24 5AJ

What3Words Location: gourmet.essays.roses

Council Tax Band:C

EPC Rating: B

Conservation Area: No

Lease Length Remaining: 89 Years

Management Company: Cambridge Housing Society

Ground rent, Maintenance Charge and Rent: £317.64 Per month

Review Period: Annually

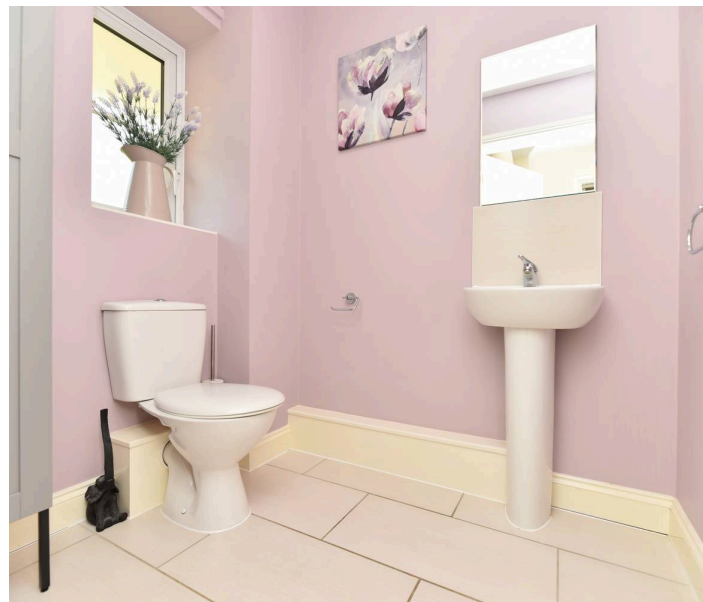
Current Owners Purchased Property: 2017

Seller's Onward Movements: Upsizing Locally

School Catchment Area: Willingham Primary and Swavesey Village College

Water Meter: Yes

Boiler installed: 2016



HARVEY
ROBINSON



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These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.