

BROWN & Co

54 WOBURN PLACE

- 54 Woburn Place-

Duxford | CB22 4QJ

An attractive one bedroom end of terrace home occupying a convenient position within this popular village, benefitting from an enclosed rear garden and two allocated parking spaces.

Property Highlights

One bedroom end-of-terrace home - Well presented accommodation throughout - Approximately 456 sq. ft. over two floors - Enclosed private rear garden - Two allocated parking spaces - Popular village location - Excellent road links via the M11 and A11 - Available November 2026

House

Ground Floor: Entrance Hallway - Kitchen - Living / Dining Room

First Floor: Landing - Bedroom - Bathroom

Total: 546 sq. ft. (42 sq. m)





DETAILED DESCRIPTION

A well presented one bedroom end of terrace home situated within the highly regarded village of Duxford. The well planned accommodation extends to approximately 456 sq. ft. over two floors and comprises an entrance hall, kitchen with an integrated oven and inset hob and space for a fridge freezer and washing machine, and a bright living room with direct access to the rear garden, whilst the first floor provides a generous double bedroom and bathroom. Available from November 2026.

LOCATION

Duxford is a highly regarded South Cambridgeshire village situated approximately 8 miles south of Cambridge and around 6 miles north of Saffron Walden.

Transport connectivity is a notable feature of the village. The nearby M11 and A11 provide convenient access to Cambridge, London, Stansted Airport, and the wider motorway network. Mainline rail services are available from nearby Whittlesford Parkway railway station, offering regular direct services to Cambridge and London Liverpool Street, whilst Cambridge railway station provides further connections to London King's Cross and regional destinations.

Duxford benefits from a good range of local amenities, including a village shop, public houses, a primary school, healthcare facilities, and a variety of community and recreational organisations. More extensive shopping, dining, and leisure facilities are readily available in Cambridge and Saffron Walden.

The surrounding countryside provides excellent opportunities for walking, cycling, and outdoor recreation, with an extensive network of public footpaths and bridleways linking the village to neighbouring settlements and open countryside. The village is also home to the renowned Imperial War Museum Duxford, one of the country's leading aviation museums.

Educational provision is well catered for, with Duxford Community Primary School serving the village and a range of secondary schooling options available nearby. In addition, Cambridge provides access to a number of highly regarded independent schools including The Perse School, St Faith's, The Leys School, and Stephen Perse Foundation.

OUTSIDE

The front of the property is designed for ease of maintenance and is principally laid to paving, with a pathway leading to the entrance door.

The enclosed rear garden enjoys a good degree of privacy and is predominantly laid to lawn with a patio seating area. Furthermore, the garden further benefits from a storage shed and gated rear access leading directly to the two allocated parking spaces.



















GENERAL REMARKS AND STIPULATIONS

Rent: £1,200 per calendar month payable in advance.

Type of Let: Unfurnished Assured Periodic tenancy.

Services: The tenants will be responsible for all services and council tax. Electric heating.

Availability: November 2026

EPC: E

Tax Band: Band B, £1,860 per year

Local Authority: South Cambridgeshire District Council.

Viewings: Strictly by prior appointment through the letting agents Brown&Co.

References are undertaken by an external referencing agency and are subject to a minimum 5 day waiting period. The tenancy will not commence until we have received satisfactory references.

Before the tenancy starts payable to Brown&Co:
- Deposit – £1,500 - The equivalent of 5 weeks rent, returnable at the end of the tenancy subject to there being no breaches of the terms of the tenancy. Deposits are lodged with the Deposit Protection Service in compliance with current legislation.
During the tenancy payable to Brown & Co:
- Unpaid Rent - payment of interest charged at 3% above the Bank of England Base Rate
- Lost key(s) or other Security Device(s): You are liable to the actual cost of replacing any lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys will be charged to you. If extra costs are incurred there will be a charge to you of £15 per hour (inc. VAT) for time taken replacing lost key(s) or other security devices(s).

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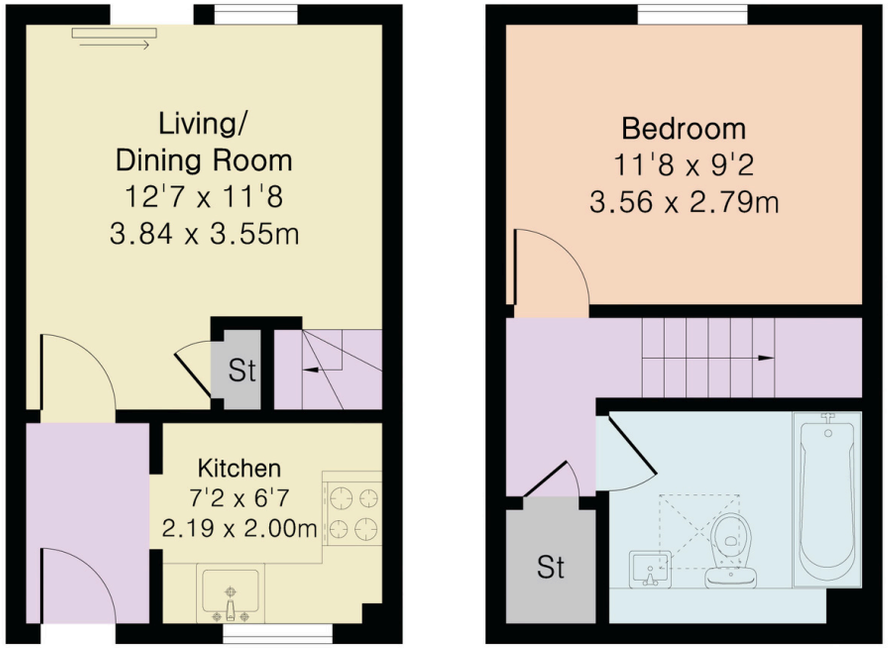




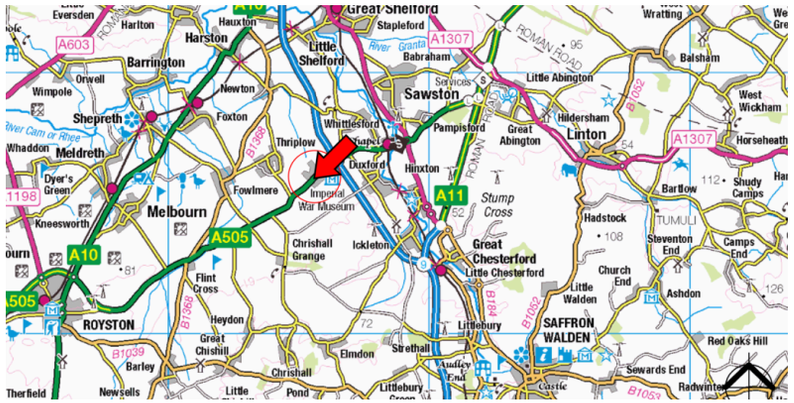
Approximate Gross Internal Area 456 sq ft - 42 sq m

Ground Floor Area 228 sq ft – 21 sq m

First Floor Area 228 sq ft – 21 sq m



Ground Floor First Floor



Tenure: Leasehold
Council Tax Band: B
EPC: E

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: A Material Information Pack has been created to be read in
conjunction with the particulars and can be made available upon request.

Contact:
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