

3 Green Street, Willingham

Minors & Brady

3 Green Street

Willingham, Cambridge

Chain free and offering an impressive seven bedrooms across three floors, this substantial home overlooking Willingham's distinctive village green presents a rare opportunity for buyers seeking space, flexibility, and a home that can adapt to changing needs. With three separate reception areas, a generous kitchen and dining room, and a useful utility room, the ground floor provides plenty of scope for both everyday living and entertaining. The upper floors offer seven bedrooms in total, creating exciting possibilities for larger families, guest accommodation, or dedicated home working spaces. A family bathroom with a generous shower serves the second floor, while a ground-floor WC adds further convenience. Outside, a fully enclosed rear garden, separate garage, workshop, and additional parking complete this spacious property, all within an appealing village setting.

- Chain free sale, providing an attractive opportunity for buyers looking to move forward with their purchase
- Three story home overlooking Willingham's distinctive village green, offering an appealing outlook and a characterful village setting
- Three separate reception areas offering versatile space for relaxing, formal dining, entertaining or family activities
- Generous kitchen and dining room with scope to personalise and create a practical space tailored to individual tastes
- Separate utility room providing valuable additional space for laundry and everyday household tasks
- Seven bedrooms arranged across the first and second floors, ideal for larger households, guests or working from home
- Ground floor WC adding everyday convenience for residents and visiting guests

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- Second floor bathroom featuring a generously sized shower, adding practical convenience to the upper floor accommodation
- Fully enclosed rear garden offering a private outdoor space for relaxing, gardening and entertaining
- Separate garage with adjoining workshop, plus additional off road parking, offering useful space for vehicle storage, hobbies and practical projects

The Location

Located in South Cambridgeshire, Willingham offers a balance of village life, everyday amenities, and convenient access to Cambridge. Its centre has a range of local shops, cafés, pubs, and essential services, with supermarkets and further retail facilities available in the surrounding area. The village is well suited to families, professionals and those seeking a quieter setting beyond the city, with local schooling including Willingham Primary School and access to secondary education in neighbouring communities.

For commuters, the A14 provides road connections towards Cambridge, Huntingdon and the wider motorway network, while the Cambridgeshire Guided Busway can be accessed from nearby Longstanton, offering connections towards Cambridge and St Ives. The village also has a recreation ground and community facilities, with surrounding Fenland countryside providing opportunities for walking and cycling. Further shopping and leisure options are available in Bar Hill and Cambridge, allowing residents to enjoy a quieter village environment without losing access to a broader range of amenities.

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The ground-floor of this property immediately demonstrates the scale and flexibility on offer, with a welcoming entrance hall connecting the principal reception rooms and providing access to the upper floors. The living room provides a comfortable space to relax, unwind, or spend time with family. Its separate position within the ground floor allows it to serve as a welcoming everyday living space. The dining room offers another generously proportioned reception area, providing plenty of flexibility for family meals and entertaining. The fireplace adds a focal point, and creates a cosy setting during the colder months.

At the heart of the home, the kitchen and dining room offers an additional substantial area for everyday living. Its generous proportions provide scope to create a practical cooking space alongside informal dining, with the opportunity for a future owner to update or personalise the room according to their own tastes and requirements. The separate utility room adds useful space for laundry and household tasks, helping to keep the main kitchen organised, while a ground floor WC provides further convenience.

The first-floor continues the spacious theme, offering four bedrooms arranged around the landing. The variety of room sizes provides flexibility for families of different sizes, with potential to accommodate children, guests, or those working from home. The largest rooms offer scope for comfortable bedroom furniture, while the additional bedroom could serve as a study, dressing room, or hobby space, depending on individual needs.

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On the second floor, three further bedrooms provide even more versatility, making the property particularly appealing to larger households or buyers who value having dedicated space for different aspects of daily life. These rooms could accommodate additional family members, visiting guests, or home working arrangements. A well-proportioned bathroom with a generously sized shower serves this floor, helping to cater for the needs of a busy household.

To the rear, the fully enclosed garden offers a private outdoor space with potential for relaxing, entertaining, gardening, or enjoying time outside during the warmer months. Its enclosed layout provides a defined area that can be arranged to suit individual preferences, whether you envisage outdoor seating, planting, or a garden designed around family life.

The property also benefits from a separate garage with an adjoining workshop area, providing useful space for vehicle storage, tools, hobbies, or practical projects. Additional parking further enhances the property's everyday convenience. The position overlooking Willingham's distinctive village green is a notable feature, providing an appealing outlook and a strong connection to the village setting.

Agent's Note

This property will be sold freehold, with gas central heating, connected to mains water, gas and drainage.

Council Tax Band: B

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Ground Floor

Approx. 108.9 sq. metres (1172.7 sq. feet)



First Floor

Approx. 78.1 sq. metres (840.2 sq. feet)



Second Floor

Approx. 81.5 sq. metres (877.0 sq. feet)



Outbuilding

Approx. 52.0 sq. metres (559.4 sq. feet)



Total area: approx. 320.5 sq. metres (3449.3 sq. feet)

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.
Plan produced using PlanUp.

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Dreaming of this home?
Let's make it a *reality.*



Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

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Your home, our market

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