



George Street, Willingham, CB24 5LJ



George Street

Willingham,
CB24 5LJ

- Beautifully Presented Grade II Listed Thatched Cottage
- Three Bedroom Configuration
- Character Features Throughout Including Exposed Timbers And Inglenook Fireplace
- Two Reception Rooms Plus Additional Reception Room/Bedroom
- Light And Airy Fitted Kitchen
- Attractive Mature Private Gardens
- Electric Vehicle Charging Point
- Excellent Access Towards Cambridge And Guided Busway

A beautifully presented Grade II listed thatched cottage occupying a delightful position within the heart of this highly regarded village, combining substantial character and charm with surprisingly generous and highly versatile accommodation throughout.

3 2 2

Guide Price £375,000





LOCATION

Willingham is one of South Cambridgeshire's most popular and well served villages, positioned approximately 12 miles north west of Cambridge and offering an excellent combination of village charm and everyday convenience. The village benefits from a wide range of local amenities including shops, pubs, cafés, primary schooling, a village college, recreational facilities and regular public transport links into Cambridge and surrounding villages. The property occupies an attractive central village position within George Street, characterised by a number of individual period homes and attractive character properties, further enhancing the cottage's setting and overall appeal. For commuters, the A14 and M11 are readily accessible providing links towards Cambridge, Huntingdon, London and beyond, whilst nearby Longstanton offers access to the guided busway with direct routes into Cambridge Science Park, Addenbrooke's Hospital and Cambridge city centre. The surrounding Cambridgeshire countryside also provides excellent opportunities for walking, cycling and outdoor recreation, making the village particularly attractive for those seeking a balance between rural lifestyle and practical connectivity.

SIDE DOOR

leading through into:

SITTING ROOM

A wonderfully inviting principal reception room enjoying a wealth of exposed wall and ceiling timbers together with attractive painted exposed brickwork and oak flooring throughout. The room offers excellent proportions for both everyday living and entertaining whilst enjoying pleasant natural light from windows to the front and side elevations.

SECOND RECEPTION ROOM/SNUG

A particularly atmospheric reception space centred around an impressive inglenook fireplace with exposed brickwork and inset cast iron multi fuel stove creating an excellent focal point to the room. Further benefitting from exposed beams and a cosy cottage feel throughout.

KITCHEN

A beautifully light and airy kitchen enjoying an excellent amount of natural light and fitted with a range of cupboard units beneath timber work preparation surfaces incorporating inset sink with mixer tap. Integrated appliances include oven, electric hob with downdraft extractor, concealed fridge, dishwasher and washing machine. The room further benefits from tiled flooring, inset spotlights and a useful understairs utility/storage area currently housing the freezer. A barn style door and adjoining window open towards the gardens beyond.

INNER HALLWAY

With staircase rising to first floor accommodation and doors leading through to:

REAR RECEPTION ROOM/BEDROOM

A substantial and highly versatile additional reception room offering flexibility for a variety of uses including guest accommodation, studio space or ground floor bedroom suite. Particularly impressive due to its twin aspect windows and semi vaulted ceiling which create an excellent sense of light and space throughout.

ENSUITE

Comprising corner shower cubicle, wash hand basin, low level w.c., tiled flooring, inset spotlights, extractor fan and frosted window to side aspect.

FIRST FLOOR LANDING/STUDY AREA

A charming and characterful landing area providing useful study space and storage, all enjoying the cottage's characteristic reduced ceiling heights and exposed timbers.

BEDROOM TWO

A generous double bedroom with oak flooring and exposed timbers throughout creating a warm and characterful atmosphere.

BEDROOM THREE

A further well proportioned double bedroom with exposed beams and window to side aspect.

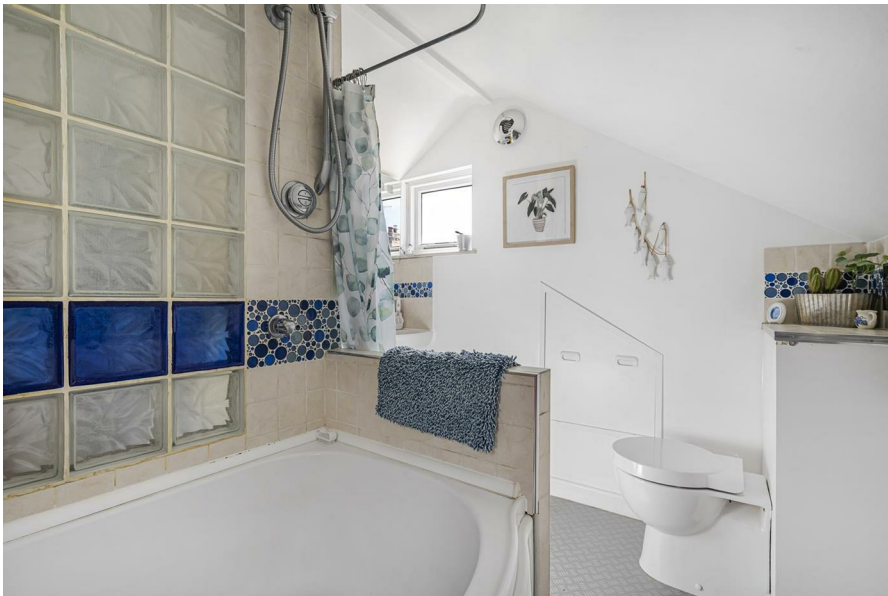
BATHROOM

Fitted with a white suite comprising panelled bath with shower unit over, wash hand basin and low level w.c., together with useful built in eaves storage and attractive glass brick detailing.

OUTSIDE

The property enjoys particularly attractive and mature gardens extending to the side and rear elevations creating a wonderfully private and tranquil environment. Beautifully stocked with an abundance of established shrubs, plants and mature trees, the gardens provide a variety of seating and entertaining areas including a shingled terrace and attractive brick pathways, all combining to create an idyllic cottage garden setting.

Gated side vehicular access leads to designated off road parking for two vehicles together with an electric vehicle charging point and useful storage area beyond.





Approximate Gross Internal Area 1176 sq ft - 109 sq m

Ground Floor Area 715 sq ft – 66 sq m

First Floor Area 461 sq ft – 43 sq m



Guide Price £375,000

Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire

District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



CHEFFINS

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.