

ENTRANCE HALLWAY External door with window above, single radiator, dado rail, quarry tiled flooring, under stairs storage cupboard, stairs rising to first floor.

LIVING ROOM 13' 11" x 12' 11" (4.24m x 3.94m) Double glazed sash window to front aspect, two double radiators, picture rail, exposed wood flooring, Victorian style fireplace with tiled hearth, timber and tiled surround.

FAMILY ROOM 13' 10" x 13' 0" (4.22m x 3.96m) Double glazed windows to front and rear aspect, double radiator, built in storage cupboard, coving, picture rail, exposed wood flooring, Victorian style fireplace with tiled hearth and timber surround.

KITCHEN/DINER/FAMILY ROOM 24' 6" x 19' 2" narrowing to 10'0" (7.47m x 5.84m) Double glazed sash window to rear aspect, two double glazed sash windows to side aspect, a comprehensive range of matching base and wall mounted units with some glass fronted and illuminated cabinets, inset spot lights, built in combination oven, Dublin sink with mixer tap above, part tiled walls, integrated dishwasher, space for range style oven with extractor canopy above, double radiator, island incorporating a seating area with integrated fridge and pull out pan drawers, home lift giving access into the master bedroom, a comprehensive range of large built in cupboards and shelving which incorporates a study area within the kitchen/diner/family room, tiled floor.

UTILITY ROOM 8' 7" x 7' 6" (2.62m x 2.29m) Door to garden, double glazed sky light, base and wall mounted units with work surfaces, space and plumbing for washing machine, space for tumble dryer, circular sink unit, tiled splash backs, tiled floor.

DOWNSTAIRS CLOAKROOM Double glazed sky light, low level w.c, wash basin, single radiator, tiled splash backs, built in cupboard, inset spot lights.

FIRST FLOOR LANDING Double glazed sash stained glass window, loft access, two single radiators, dado rail, airing cupboard housing hot water cylinder, immersion heater.

BEDROOM THREE 13' 11" x 12' 11" (4.24m x 3.94m) Double glazed sash window to front aspect, two single radiators, picture rail.



BEDROOM TWO 13' 11" x 13' 0" (4.24m x 3.96m) Double glazed window to rear aspect, double glazed window to front aspect, large built in cupboard, two single radiators.



BATHROOM Double glazed window to side aspect, modern three piece suite comprising close coupled w.c, wash basin, panel enclosed bath with overhead shower and hand held attachment, heated towel rail, built in cupboard, wood effect flooring.

BEDROOM FOUR 10' 0" x 9' 10" (3.05m x 3m) Double glazed window to rear aspect, single radiator.



MASTER BEDROOM 13' 9" x 12' 2" max (4.19m x 3.71m) Two double glazed windows to rear aspect, double radiator, picture rail, inset spot lights, large built in storage cupboards, home lift rising from the kitchen.

EN SUITE WET ROOM Double glazed window to side aspect, circular wash basin, low level w.c, wall mounted electric shower, seat, tiled walls, inset spot lights, wall mounted electric heater, built in cupboard, double radiator.



OUTSIDE The property is approached via a driveway providing off road parking and leading to the garage with gated access into the rear garden. The rear garden is laid to lawn with a sunken patio area and is partially enclosed by wall and fencing with log store, outside lighting, outside tap and large outbuilding.

WORKSHOP/GARDEN STORE 13' 6" x 12' 0" (4.11m x 3.66m) Window to side aspect, light and power connected.

ANNEXE

OFFICE/RECEPTION ROOM 32' 9" x 13' 7" (9.98m x 4.14m) Two double glazed windows to side aspect, two double glazed sky lights, two double glazed doors to side, exposed beams, two night storage heaters, freestanding sink, tiled flooring. A highly versatile room currently used as a music room/sitting room, could offer the potential of conversion to separate living accommodation subject to relevant planning and building regulations.



SHOWER ROOM Double glazed sky light, shower cubicle with wall mounted shower, low level w.c, pedestal wash hand basin, panel heater, towel rail, tiled splash backs, tiled floor, internal door to garage.

INNER HALLWAY 8' 10" x 6' 7" (2.69m x 2.01m) Double glazed sky lights, double glazed windows to side aspect, tiled flooring, panel heater.

GARAGE 22' 3" x 13' 6" (6.78m x 4.11m) Formerly used as a wine store with external timber doors, light and power connected.

WHEELCHAIR ACCESS The property offers wheelchair access to both floors, via a house lift in the kitchen that rises to the master bedroom.



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62 High Street, Willingham, Cambridge,
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£560,000 Freehold

'St John's Villa' is an attractive, double fronted, period property that has been extended to offer sizeable accommodation including two reception rooms, large kitchen/diner/family room, refitted bathroom, en suite master bedroom. In addition the property has a large self contained studio annexe currently used as a music room/home cinema, offering versatility for both commercial or private use subject to achieving planning consent.



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