Superbly refurbished Victorian house set back from the road in gardens and grounds of about two thirds of an acre.

Cambridge 10 miles, Huntingdon 14 miles (fast trains to King’s Cross 47 minutes), Waterbeach Railway Station (fast train to King’s Cross 66 minutes) 8 miles, Guided Busway 1 mile. A14 4 miles (distances and times are approximate).

**Property Summary**

Gross internal floor area 2,877 sq ft (267 sq m).

- **Ground Floor:** Entrance Hall, Boot Room, Sitting Room, Dining Room, Drawing Room, Conservatory, Kitchen, Garden/Utility Room.
- **First Floor:** 4 Bedrooms, 2 Bath/Shower Rooms.
- **Outside:** In-and-Out Driveway with parking for several vehicles, Dilapidated Outbuilding suitable for re-development, subject to planning, Gardens and Grounds.

In all about 0.67 of an acre (0.271 hectares)

Please read Important Notice on the floor plan page
Description
14 Green Street is believed to date from the 1850s and is on the Grade II list of buildings of architectural/historical interest. The house is a fine example of the Victorian period and has well proportioned rooms, high ceilings and deep sash windows. The present owners have carried out a comprehensive programme of restoration with alterations and improvements sympathetically undertaken. The result is a superbly presented house refurbished to an exceptionally high standard which successfully blends modern day living with the character of the original building.

Outside
The front garden has a gravelled in-and-out driveway which provides ample off street parking, screened by mature trees and shrubs and enclosed by brick walling.

Double gates give access to the rear gardens which are a particularly attractive feature of the property and are enclosed by brick walling and timber fencing. The gardens are mainly laid to lawn with a variety of mature trees and shrubs and a range of outbuildings.

Dilapidated Outbuilding
Ideal for re-development subject to the necessary planning consents.
Property Highlights

- Impressive Entrance Hall with leaded and coloured glass fitted outer door.

- Drawing Room with open fireplace with ornate surround and built-in cupboards beside the chimney breast.

- Sitting Room with open fireplace with ornate surround.

- Dining Room fitted with Living Flame gas fire with ornate surround and slate hearth.

- Bespoke Kitchen, fitted with range of base, drawer and wall cabinets, granite work surfaces, deep double glazed sink with mixer tap, gas fired 2 oven Aga with 2 hot plates.

- Garden/Utility Room with range of built-in cupboards, plumbing for washing machine, double doors and single door to rear garden.

- Conservatory with high ceiling and double glazed doors to rear garden.

- Separate Bathroom and Shower Room.

- Many period features including deep sash windows, exposed floorboards, cornicing, moulded arches, picture rails, open fireplaces, panelled doors.
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Gross Internal Area 267 m² (2877 ft²) excluding Outbuilding

**Floor Plan**

**Ground Floor**
- Drawing Room: 4.85 x 4.24
- Dining Room: 4.85 x 4.24
- Sitting Room: 4.85 x 4.24
- Hall
- Boot Room
- Kitchen: 3.45 x 5.00
- Garden/Utility Room: 2.99 x 4.28
- Pantry

**First Floor**
- Bedroom 1: 5.11 x 4.24, 16'9" x 13'11"
- Bedroom 2: 5.11 x 4.24, 16'9" x 13'11"
- Bedroom 3: 5.11 x 4.24, 16'9" x 13'11"
- Bedroom 4: 3.31 x 4.22, 10'10" x 13'10"

**Outbuilding (smaller scale than House)**
- Dilapidated Outbuilding (No access permitted): 4.70 x 7.65, 15'6" x 25'1"

NOT TO SCALE: For guidance purposes only
Location
Willingham lies approximately 10 miles to the north-west of Cambridge and provides a good range of local facilities including a supermarket, post office, newsagent, library, bank, 3 public houses and a primary school.

The A14 about 4 miles away provides access to Huntingdon and the A1/M to the west of Cambridge including the Science Park to the north side of the city and M11 to the south-east. For the commuter there are mainline railway stations at either Huntingdon (providing fast service to King’s Cross in about 47 minutes) 14 miles or Waterbeach (providing fast service to King’s Cross in about 66 minutes) 8 miles.

The recently completed Guided Busway runs between Huntingdon and Cambridge with Park and Ride sites available at the neighbouring village of Longstanton about 1 mile away. The Busway links directly with Cambridge North Station.

Viewing
By prior telephone appointment with Bidwells
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Additional Information
Local Authority
South Cambridgeshire District Council
0345 045 0500

Outgoings
Council Tax Band: G
Council Tax Payable 2018/19: £2,895.48

Services
All mains services are connected to the property.

Fixtures & Fittings
All items normally designated as tenant’s fixtures and fittings are expressly excluded from the sale.

Tenure & Possession
The property is for sale freehold with vacant possession on completion

Health & Safety
Please ensure that you take due care when inspecting any property.