



**STATION ROAD**  
Willingham

**Carter Jonas**

## STATION ROAD, WILLINGHAM, CAMBRIDGE, CB24 5HG

- Willingham Primary School - approx. 0.5 miles
- Village High Street Amenities - approx. 0.5 miles
- Cambridge North Station - approx. 12 miles
- Cambridge City Centre - approx. 12 miles

Substantial detached period residence extending to over 3,000 sq ft • Five double bedrooms and multiple reception rooms • Character features throughout including fireplaces and vaulted ceilings • Private rear garden with swimming pool • Self-contained annexe • Gated courtyard driveway • Highly regarded village location with excellent Cambridge • EPC rating D

### DESCRIPTION

Set behind a brick boundary wall, the attractive double-fronted façade opens into a series of well-proportioned reception rooms. In recent years, the current owners have thoughtfully refurbished the home throughout, creating beautifully presented accommodation that successfully balances modern comforts with the property's wealth of original character.

The living space offers two charming, symmetrical reception rooms positioned to the front of the property, currently arranged as a formal dining room and a cosy snug, both retaining attractive period features and fireplaces. Beyond, there is a spacious home office and a substantial living room, providing excellent flexibility for modern family life.

To the rear, the kitchen/breakfast room featuring vaulted ceilings with exposed-style timbers, oak work surfaces, a Butler sink, integrated appliances and a striking inglenook fireplace housing a large cooker, it offers both character and practicality in equal measure.

**A SUBSTANTIAL PERIOD RESIDENCE OCCUPYING A GENEROUS PLOT COMBINING ELEGANT CHARACTER FEATURES WITH EXTENSIVE FAMILY ACCOMMODATION OVER 3,000 SQ FT WITH THE ADDITION OF A SELF-CONTAINED ANNEXE, SWIMMING POOL AND A REMARKABLY PRIVATE REAR GARDEN.**



A separate utility room provides additional storage and workspace, whilst beyond lies a superb garden room. Flooded with natural light, this versatile space enjoys uninterrupted views across the garden.

The first floor offers five well-proportioned double bedrooms. The principal bedroom benefits from a walk-in wardrobe, wood flooring and a cast iron fireplace, while several bedrooms continue the property's period theme with original-style fireplaces and character detailing. Serving the bedrooms is a beautifully appointed family bathroom featuring a roll-top bath, marble flooring with underfloor heating, twin basins and a separate walk-in shower.

Adding further flexibility, the converted double garage provides a self-contained annexe comprising a bedroom, kitchen and wet room, ideal for guests.

## OUTSIDE

The rear garden offers an exceptional degree of privacy. A large lawn, swimming pool, terraces and established planting create a wonderful setting for both entertaining and everyday family life. A greenhouse, workshop and useful outbuildings further enhance the property's appeal, while a gated driveway provides extensive off-road parking.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity, gas and drainage

**Local Authority:** South Cambridge District Council

**Viewings:** Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330



**Approximate Gross Internal Area 2774 sq ft - 258 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1451 sq ft - 135 sq m  
 First Floor Area 1007 sq ft - 94 sq m  
 Annexe Area 316 sq ft - 29 sq m  
 Garage Area 108 sq ft - 10 sq m  
 Outbuilding Area 212 sq ft - 20 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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