



Attractive late Georgian village house

The Willows, 102 High Street, Landbeach, Cambridge CB25 9TF

Freehold





Refitted kitchen • Five bedrooms • Distant views over countryside • Useful outbuilding • Mature gardens • In all about 0.19 of an acre

Local information

• The attractive village of Landbeach is some 5 miles north east of the University city of Cambridge and has two Churches, a village hall and children's play facilities. There are a range of everyday facilities in nearby Waterbeach and Cottenham (3 miles) together with a Tesco Supermarket at Milton (2 miles). There are extensive shopping, recreational and cultural facilities in Cambridge City Centre.

• For the commuter there is access to the A10 and the A14 which leads to the A1, A428, M11 and A11. Milton Park and Ride is within easy reach. Train services in to Cambridge and London's Kings Cross are available from Cambridge North station (3 miles) and Waterbeach station (2 miles). Cambridge Science Park is less than 3 miles away.

• Local primary schooling is in Waterbeach and secondary schooling at Impington Village College and Cottenham Village College. There are a selection of Independent schools for all age groups in Cambridge.

(All distances and times are approximate)

About this property

The Willows is thought to date back to the early 1800s and is a fine example of a late Georgian village house of Cambridge white brick under a slated roof with sash windows throughout. The

front entrance features a turreted porch with leaded stained glass windows.

The entrance hall has a beautifully preserved Minton tiled floor.

The left hand reception room has an open fireplace, original cornice and polished exposed wide floor boards.

The hallway leads through into a central corridor and to one end is a useful double aspect study with original fireplace. To the other is the dining room with French doors leading to a terrace, a large ornamental fireplace with wood surround and a secondary staircase up to the first floor. The dining room opens in to a double aspect living room with decorative fire surround with woodburner, plantation shutters and painted wooden floor.

Of particular note is the re-fitted kitchen which has a marble floor, a central island with Norfolk Oak worktop, a Lacanche range cooker and a large walk-in pantry with fitted shelving. French doors lead out in to a seating area and the rear garden.

At first floor level there are five bedrooms, many with original fireplaces and distant views over open countryside. The family bathroom has a freestanding roll top bath, a large bespoke walk-in shower and a Fired Earth washstand and basin.



The accommodation is shown in greater detail in the attached floor plans

To the front there is a low wall in front of the house. A gated driveway offers space for parking several cars and leads up to a detached outbuilding which features approximately 734 sq ft of floor space with a vaulted ceiling and a small kitchenette and cloakroom to the rear. The outbuilding has been used as a garage but is currently used as a gym, games room and workshop but could be converted to an annexe subject to any necessary consents.

The rear garden is laid mainly to lawn with a number of mature trees and shrubs together with a paved terrace adjacent to the kitchen end of the house.

In all 0.19 of an acre

Tenure

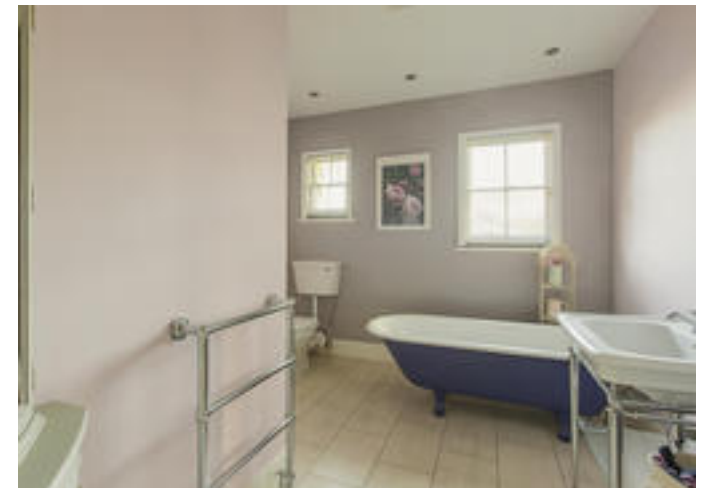
Freehold

Local Authority

South Cambridgeshire District
Council: Council Tax Band G

Viewing

Strictly by appointment with
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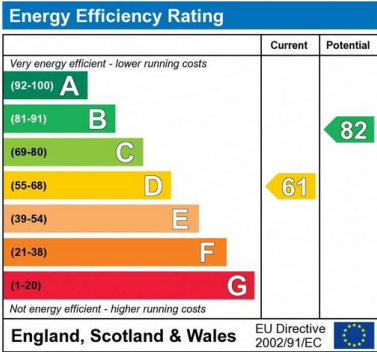




Approximate Floor Area = 252.2 sq m / 2715 sq ft
Outbuilding = 68.2 sq m / 734 sq ft
Total = 320.4 sq m / 3449 sq ft



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