# 11 West End Whittlesford, Cambridge



# A detached thatched period family home located in a sought-after South Cambridgeshire village.

A handsome Grade II listed oak-framed property that benefits from a wealth of exposed wall and ceiling beams and beautiful wood flooring that extends across much of the ground floor, providing practicality and cohesion to the living environment. It is in a highly-favoured village, near to local amenities and the mainline station.



#### The property

11 West End is an attractive Grade II listed oak-framed and rendered family home offering characterful, flexible accommodation arranged over two floors. It sensitively combines modern amenities with a wealth of period features, including a thatched roof, casement windows, numerous wall and ceiling beams, and some original fireplaces. Configured to provide an ideal family and entertaining space, the accommodation flows from a porch and welcoming entrance hall with quarry-tiled flooring and an exposed brick wall. It briefly comprises a spacious parquet-floored sitting room with a feature inglenook fireplace, French doors to the rear terrace, and an interconnecting rear-aspect snug with wooden flooring and bespoke shelving. There is also a generous front-aspect dining room with parquet flooring and an inglenook, leading to a modern family shower room with a cloaks area, and a rear triple-aspect conservatory with French doors to the garden. The ground floor accommodation is completed by a good-sized kitchen with quarry-tiled flooring, a range of contemporary wall and base units, complementary worktops, a double Belfast sink and

modern integrated appliances.

Stairs rise from the entrance hall to a spacious first floor landing, giving access to three bedrooms, all with built-in storage, and a contemporary family bathroom with freestanding bath.





#### Outside

Having plenty of kerb appeal, the property is approached over a low-maintenance gravelled forecourt providing private parking and giving access to the detached garage. The walled wraparound garden to the rear is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features numerous seating areas, a pedestrian gate to the side aspect and a paved and gravelled terrace part-covered by a gazebo, the whole providing an ideal space for entertaining and al fresco dining.

# Location

Whittlesford is a popular village with a wide range of amenities including churches, shops, a Post Office, veterinary clinic, pubs, hotels, a primary school and a playing field with play park and sports pavilion. Further amenities are available in nearby Duxford (which also houses the Imperial War Museum), Sawston and Great Shelford, the latter having a library, dentist, health centre and stores including a newsagent, hairdresser, beauty salon, baker, butcher, grocer and delicatessen. Cambridge, described as one

# Distances

- Whittlesford High Street 0.2 mile
- M11 (Jct. 10) 1.1 miles
- Duxford 2.1 miles
- Sawston 3.5 miles
- Great Shelford 3.5 miles
- Cambridge 8.5 miles
- London Stansted Airport 21.7 miles
- Central London 54.6 miles
- •

# **Nearby Stations**

- Whittlesford
- Shelford
- Foxton
- Key Locations
- Linton Zoo Conservation Park
- Bury Lane Fun Barn
- Waterbeach Military Heritage Museum
- The Farmland Museum and Denny Abbey
- RSPB Fen Drayton Lakes

- Coton Countryside Reserve
- Cambridge Distillery
- Milton Country Park
- Shepreth Wildlife Park
- Imperial War Museum Duxford

# **Nearby Schools**

- Abbey College
- William Westley CofE VC Primary School

of the "most beautiful cities in the world" by Forbes

in 2010, offers a wider selection of high street and

independent shopping, cafés, bars and restaurants

excellent: Whittlesford station (1.2 miles) provides

mainline services to central London in around an hour

and the nearby M11 gives access to major road routes

including the A1, A14 and motorway network. The area

offers a good selection of state primary and secondary

schooling and a wide range of independent schools.

and leisure facilities. Communications links are

- Duxford CofE Community Primary School
- Sawston Village College
- Stapleford Community Primary School
- The Icknield Primary School
- Great and Little Shelford CofE Thriplow CofE Primary School
- Hauxton Primary School
- Babraham CofE (VC) Primary School
- Trumpington Park Primary School
- Cambridge International
- Trumpington Community College
- St. Faith's
- The Perse

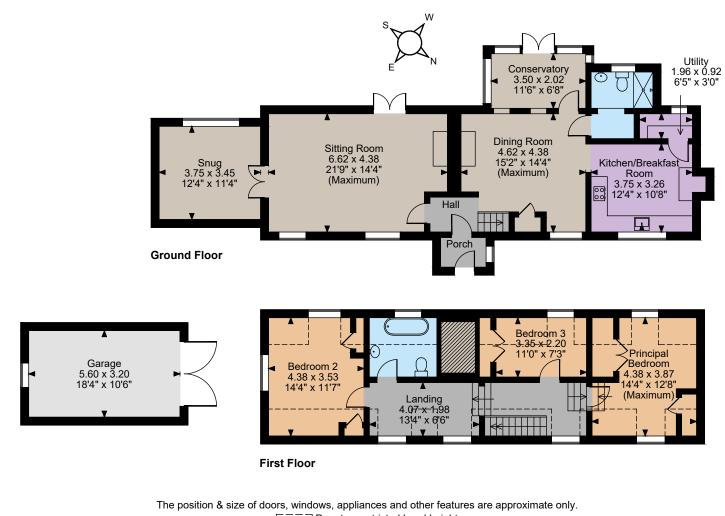












© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8637400/SS

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net nicome received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken Feb 2025. Particulars prepared Feb 2025. Strutt & Parker will try to have the arker size Advisory & Property Management UK Limited



#### Floorplans

House internal area 1,529 sq ft (142 sq m) For identification purposes only.

# **Directions**

CB22 4LX

///cracks.loose.outhouse

# General

Local Authority: South Cambs Council

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <a href="https://checker.ofcom.org.uk/en-gb/">https://checker.ofcom.org.uk/en-gb/</a>

Council Tax: Band F

EPC Rating: EPC exempt

# Cambridge One Cambridge Square, Cambridge, CB4 OAE 01223 459500

Cambridge@struttandparker.com struttandparker.com



MIX

aper | Supporting

responsible forestry

FSC" C209466



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

