




11 West End
Whittlesford, Cambridge

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

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.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



1,529 SQ FT



**GUIDE PRICE
£850,000**



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

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 and leisure facilities. Communications links are 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.



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

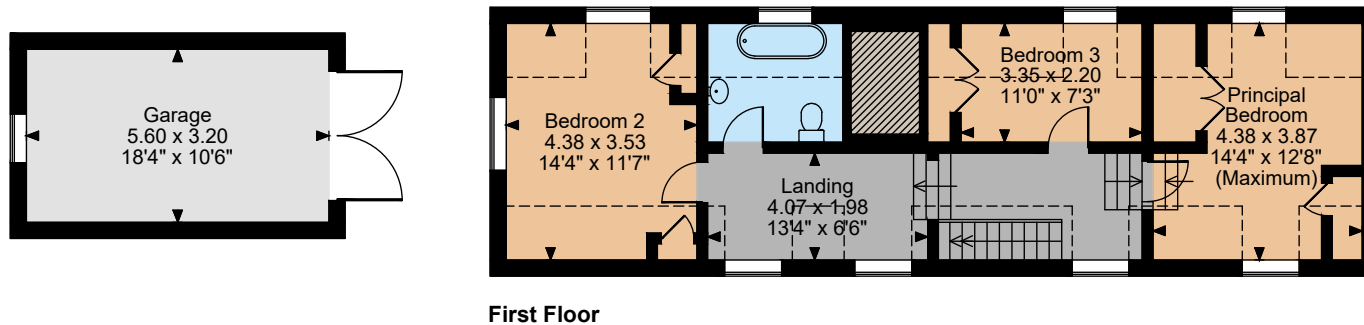
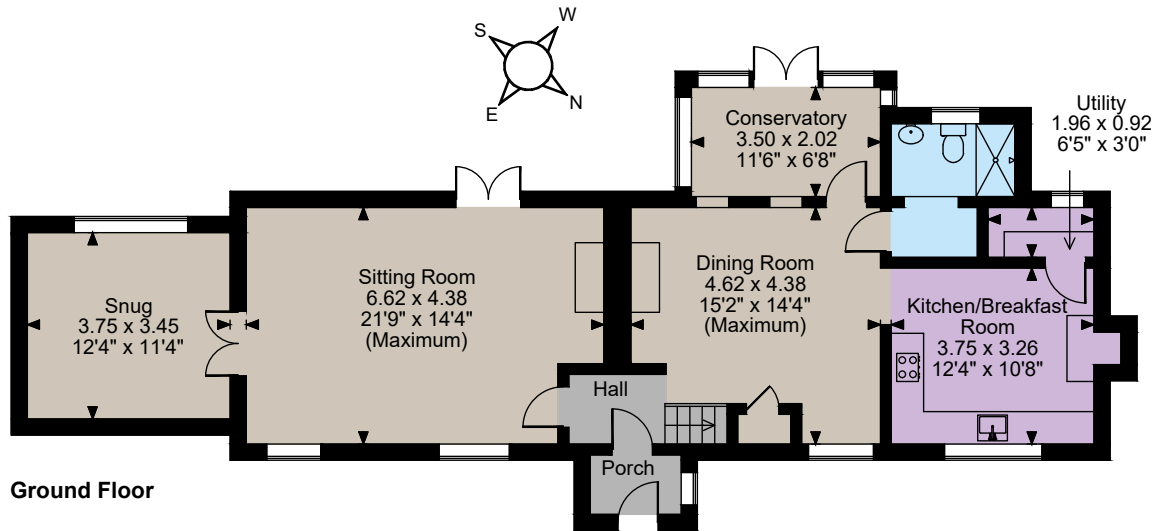
- Linton Zoo Conservation Park
- Bury Lane Fun Barn
- Waterbeach Military Heritage Museum
- The Farmland Museum and Denny Abbey
- RSPB Fen Drayton Lakes

- 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
- 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





The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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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 <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

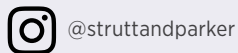
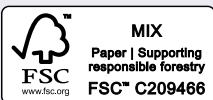
EPC Rating: EPC exempt

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