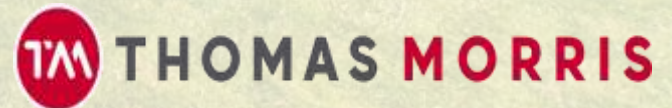




16 Winchfield, Great Gransden, SG19 3AN



# Offers in Excess of: £550,000 Freehold

Winchfield, Great Gransden, SG19 3AN

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- Detached Family House
  - Spacious Accommodation
  - Sought After & Well Served Village
  - Good Size Plot
  - Kitchen/Dining Room
  - Utility Area
  - Double Garage
  - No Forward Chain
  - Freehold
  - Energy Rating – D/60
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A lovely detached family home, ideally situated in a highly sought-after Cambridgeshire village. The property offers the perfect combination of tranquillity and convenience. Exceptional schooling, village amenities, and excellent rail services providing easy access to London, are all within easy reach. Transport - Great Gransden has easy access to the A428 St Neots/Cambridge route with links into the M11, A14 and A1(M) and the wider national motorway network. The nearby town of St Neots has a mainline train station providing regular fast trains into London King's Cross in about 40 minutes.

#### Schools

Great Gransden has its own well-regarded primary school, Barnabas Oley CofE Primary with the nearest secondary education at the equally well-regarded Cambourne Village College (3.5 miles) and Comberton Village College (6.5 miles). Kimbolton School, an independent co-educational day and boarding school is about 15 miles away and has a dedicated school bus service from Great Gransden. Cambridge has a wide selection of highly sought-after independent primary and secondary schools including Kings College and The Perse.

Council Tax Band - D  
Huntingdon District Council

DRAFT DETAILS



# Accommodation

**Entrance Hallway**

**Cloakroom**

**Living Room** 16'7" x 11'5" (5.05m x 3.48m).

**Kitchen/Dining Room** 16'8" x 10'5" (5.08m x 3.18m).

**Utility Area** 8'2" x 7'9" (2.5m x 2.36m).

**First Floor Landing**

**Bedroom One** 10'10" x 9'4" (3.3m x 2.84m).

**Bedroom Two** 9'6" x 8'10" (2.9m x 2.7m).

**Bedroom Three** 9'6" x 6'10" (2.9m x 2.08m).

**Bedroom Four** 8'2" x 6'5" (2.5m x 1.96m).

**Bathroom**

**Outside**

**Front and Rear Gardens**

**Double Garage**

**Driveway**



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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