



22 Winchfield
Great Gransden | Sandy | Bedfordshire | SG19 3AN

FINE & COUNTRY

22 WINCHFIELD







KEY FEATURES

Located on the edge of this sought after village with open fields to the rear.

The entrance hall with galleried landing above opens onto the two reception rooms including the spacious dual aspect sitting room with a large brick-built fireplace. The family room with two sets of doors to the garden boasts a wood burning stove and part vaulted ceiling. The kitchen, looking out to the garden has been finished with solid wood worksurfaces and sits alongside a utility room. The downstairs accommodation is completed by a separate study, ideal for home working.

Upstairs, the four bedrooms are served by an en suite and family bathroom.

Outside, a large drive provides ample parking and access to a double length garage. The rear garden has excellent privacy with an abundance of mature trees and shrubs alongside a lawn and two patio areas provide space for seating and outside entertaining.













SELLER INSIGHT

“It was the village of Great Gransden that first drew us to 22 Winchfield,” say the current owners of this stunning family home in Cambridgeshire. “The village has a reputation for being friendly and welcoming and was just the sort of place in which we hoped to bring up our family. We fell in love with the house itself as soon as we saw it: it is traditional in style with a Potton timber frame, yet perfectly designed for all the comforts of modern life. The house is ideal for everyday life and entertaining alike: we have hosted many large parties here, and our visitors say it is the ultimate cosy Christmas house!”

“Since moving in, we have enhanced the property further by updating the kitchen and bathrooms and replacing a tired old conservatory with a new extension to create a study and family room,” say the owners. “Now, this large living and dining space is our favourite part of the house, opening out onto the garden to enable an easy flow between indoors and out.”

“Outside, sunny patio areas are complemented by a number of shady spots beneath beautiful mature trees,” the owners continue. “Private and enclosed, the garden provides a very safe setting for children to play. The garden backs onto open fields, which is an absolute joy. Once a year, the Gransden Agricultural Show is hosted in the field directly behind our property, and it is such a privilege to feel so closely connected to such a fantastic community event.”

Indeed, the setting of the property offers the best of both worlds, being quiet and peaceful, and part of a vibrant village community. “There is a whole host of activities in the two village halls,” say the owners, “as well as a community café in the village and a friendly pub in neighbouring Little Gransden. Amenities are close at hand too, including a well-stocked local shop and Post Office and a monthly farmers’ market, with an array of shops, supermarkets, and facilities in the nearby market town of St Neots. We love the convenience of the village, which offers swift access to the historic university city of Cambridge (11 miles) for high speed rail links to London Kings Cross and Peterborough.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Village information

If you love the idea of a quintessentially English village the popular and sought-after village of Great Gransden could be for you. Great Gransden is well known for its many attractive period homes and picturesque views. Surrounded by undulating countryside it is conveniently located for Cambridge, St Neots and Bedford. It has a thriving community with a primary school, playgroup and children's nursery, a new sports centre and sports fields with a pavilion, a playground with tennis and bowls facilities, plus a village shop. St Neots, about 7.5 miles away, has a bustling high street, weekly market and a variety of sports and leisure facilities.

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.

Education

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.



INFORMATION

- Open Fields to The Rear
- Character Features
- Four Bedrooms
- Private Garden
- Sought After Village Location
- Great Access to London / Cambridge

Agents Notes

Tenure: Freehold

Year Built: 1980

EPC: D

Local Authority: Huntingdon District Council

Council Tax Band: F

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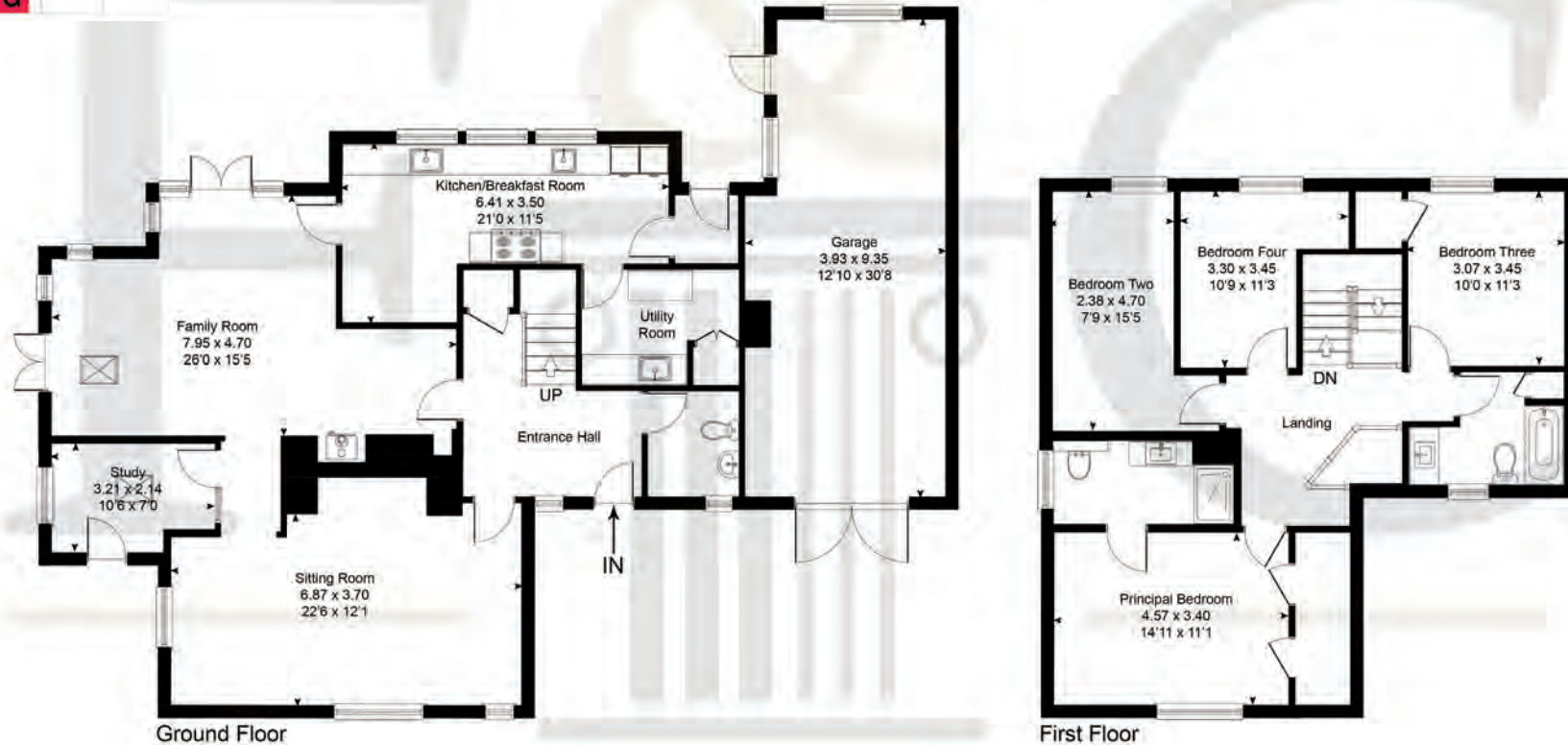
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Winchfield, Great Gransden, Sandy SG19 3AN
 Approximate Gross Internal Area = 203 m² / 2185 ft²
 Garage = 34 m² / 366 ft²
 Total = 237 m² / 2551 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2024



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FINE & COUNTRY

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