



Charming village of Whittlesford showing the entrance to Church Lane



A stone's throw from the large park and Post Office



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## The Old School Room Whittlesford

**OFFERS INVITED**

*For Sale 3 bedroom period property*

*In the centre of this highly regarded  
South Cambridgeshire village*

*Renovation opportunity*

*4 car parking spaces*

*904 sq.ft (84 sq.m)*

SNOW WALKER

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(ref: 19/044)

**The Old School Room  
9 Church Lane  
Whittlesford  
CB22 4NX**

**Property at a glance**

- Three bedrooms
- Sitting room / dining room
- Kitchen
- Bathroom
- Cloakroom
- Utility room
- Laundry room
- Hall with storage space
- Wrap around South facing garden

**The Premises**

The old school room comprises a single story semi-detached spacious property of 904 sq.ft (84 m.sq)

This is a renovation opportunity and there is a large loft area above which could be additional accommodation subject to consent. There is parking for four vehicles albeit double length and a raised garden terrace at the front of the property. This is a character dwelling of 1920's art deco style with high ceilings and natural light. Thought to once be the Old School Room.

**Location**

A stone's throw from the large park and post office. The property is tucked away in a quiet back lane and yet in the very heart of the oldest part of the village.

The village is on the Granta branch of the river Cam 7 miles south of Cambridge. This is one of the most sought-after residential locations in Cambridgeshire which attracts commuters, being so close to the M11 motorway intersection and main railway line with a station in Whittlesford itself providing easy access to Cambridge, Stansted Airport and London.

The house is located in a conservation area and is under the South Cambridgeshire jurisdiction.

**Terms**

For sale freehold with vacant possession. Offers Invited, Guide price £325,000

**Viewing**

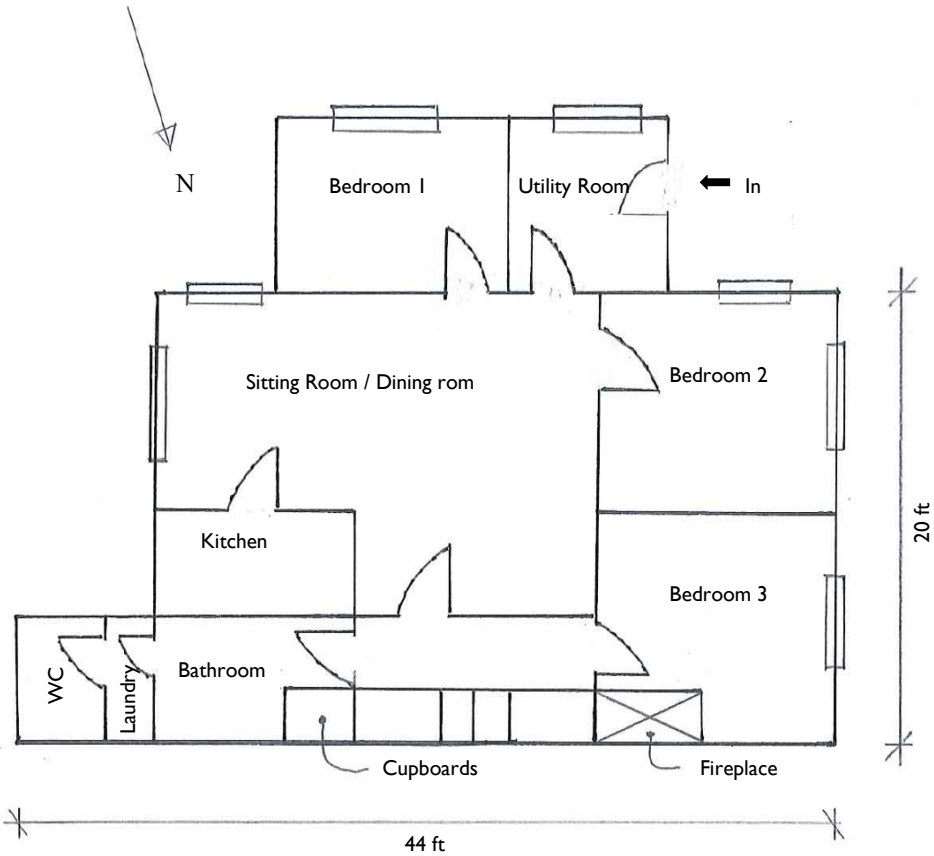
Via the letting agent, Messrs. Snow Walker, who holds keys.



View shows dinning room / sitting room



View shows dining room into bedroom 1



**Note**

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