



Rampton Road, Cottenham, CB24 8TH

CHEFFINS

Rampton Road

Cottenham,
CB24 8TH

- Detached Victorian Residence
- Potential for Extension (STPP)
- Sought After Village Location
- No Upward Chain
- Driveway Parking

This elegant bay-fronted three-bedroom detached Victorian residence exudes timeless charm and sophistication. Enjoying a wealth of period features including; fireplaces, intricate wall panelling and a captivating stained glass entrance door. The classic sash windows flood the interiors with natural light, enhancing the ambiance of each room. Beyond its historical allure, the property presents an exciting opportunity for expansion, subject to planning permission, allowing buyers to envision and create their dream living space. This home harmoniously combines heritage and potential, making it a truly rare opportunity.

3 1 2

Guide Price £400,000





LOCATION

Situated in the heart of Cambridgeshire, Cottenham embodies quintessential village charm with its picturesque landscapes and vibrant community spirit. Benefitting from access to an array of local amenities, including quaint cafes, traditional pubs, and boutique shops, creating a warm and inviting atmosphere. Cottenham also boasts excellent road and rail links, ensuring seamless connectivity. The village is well-connected to major roads, facilitating easy travel to neighbouring towns and cities. Additionally, efficient rail links provide convenient access to the region's cultural and economic hubs. With its idyllic setting, rich amenities, and excellent transportation connections, Cottenham stands as a perfect blend of rural serenity and urban convenience.

OUTSIDE

The fully enclosed rear garden is mostly laid to lawn with a patio area, a selection of shrubs, a storage shed and gated access to the driveway and timber garage.

GROUND FLOOR

ENTRANCE HALLWAY

With stairs to the first floor, storage cupboards, doors to:

LOUNGE

Bay window to the front aspect, window to the side aspect, fireplace with tiled hearth and surround with wooden mantle, panelled walls

DINING/FAMILY ROOM

With windows to the side and rear aspect, feature fireplace with tiled hearth and wooden mantle

KITCHEN

With window to the side and rear aspect, matching eye and base level units, inset sink, space for appliances including: washing machine, oven, fridge and freezer, tiled floor, door to:

REAR LOBBY

With door to the garden, exposed brick floor, door to:

GUEST CLOAKROOM

With window to the rear aspect, wall mounted hand wash basin, low level wc, exposed brick floor

FIRST FLOOR

LANDING

With window to the side aspect, loft access via hatch, doors to:

BEDROOM 1

With window to the side and rear aspect, fitted wardrobes

BEDROOM 2

With window to the front and side aspect, feature fireplace, cupboard with fitted shelving.

BEDROOM 3

With window to the front aspect

FAMILY BATHROOM

With window to the side aspect, suite comprising; low level wc, panelled bath, pedestal wash basin, storage cupboard, heated towel rail, skylight

AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Detached House

Property Construction - Brick with Slate Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 1134

Parking - Garage and Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Boiler and radiators, mains gas

Broadband - Ultrafast Available

Mobile Signal/Coverage - OK



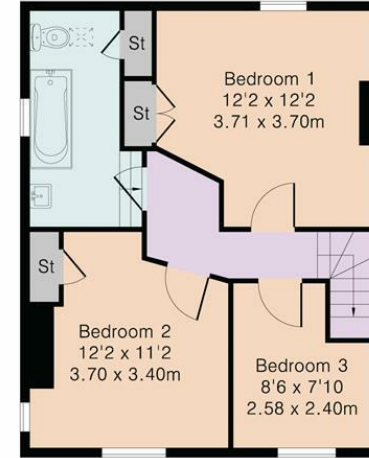




Approximate Gross Internal Area 1134 sq ft – 105 sq m
 Ground Floor Area 656 sq ft – 61 sq m
 First Floor Area 478 sq ft – 44 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
EU Directive 2002/91/EC	
England & Wales	

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 Council Tax Band - D
 Local Authority - South Cambridgeshire
 District Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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