



Home Farm Close, Rampton, CB24 8PR

CHEFFINS

Home Farm Close

Rampton,
CB24 8PR

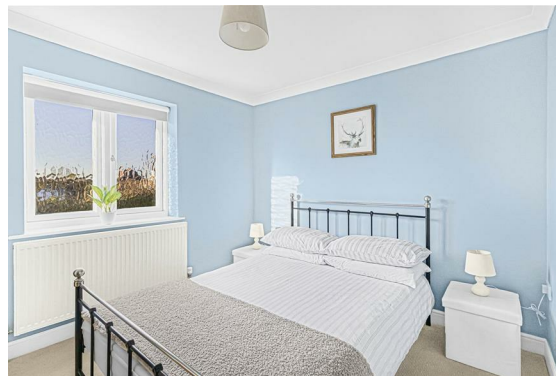
- Driveway Parking and Double Garage
- Sought After Village Location
- Attractive and Peaceful Cul-De-Sac
- Well Proportioned Accommodation
- High Specification Throughout
- Solar Panels

A most attractive four bedroom detached home occupying an enviable position within a peaceful cul-de-sac. The well proportioned and high specification accommodation extends to approximately 1237 sq. ft. arranged over two floors with the added benefit of driveway parking and a double garage.

 4
  2
  3

Guide Price £500,000





LOCATION

Rampton, is a small, picturesque village offering a peaceful lifestyle with essential amenities close at hand. It boasts a well-maintained village hall and recreation ground. The Black Horse pub in nearby Rampton adds a touch of traditional charm, while larger shopping and healthcare facilities are easily accessible in nearby towns like Cottenham and Cambridge. Transport links include local bus services connecting Rampton to Cambridge and neighbouring villages. The village is also a short drive from the A14 and M11, providing convenient access to regional transport networks.

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, wooden flooring, storage cupboard, under stairs storage, door to the garden, doors to:

LIVING ROOM

With with does to the side and rear aspects, wood burning stove with brick hearth and surround with wooden mantle over, wood effect flooring, glazed door to the garden, double door to dining room.

DINING ROOM

With window to the front and side aspect, wood effect flooring.

KITCHEN

With window to the rear aspect, bespoke fitted kitchen with range of eye and base level units, worktop with inset sink and half with drainer and mixer tap over, freestanding Belling oven with chimney style extractor hood over, integrated appliances include; dishwasher, under counter fridge and under counter freezer, Karndean flooring, door to:

UTILITY ROOM

With window to the side aspect, preparation counter with inset sink and a half with chrome mixer tap over, space for washing machine and tumble dryer, eye and base level units, Karndean wood effect flooring.

STUDY

With window to the front and side aspect.

GUEST CLOAKROOM

With window to the rear aspect, low level wc with hidden cistern and eco flush button, corner basin with chrome mixer tap over, wooden flooring.

FIRST FLOOR

LANDING

With window to the rear aspect, double cupboard housing hot water cylinder, loft access via hatch, doors to:

PRINCIPAL BEDROOM

With window to the front and side aspect, integral double wardrobe, wood effect flooring, door to:

EN-SUITE SHOWER ROOM

With window to the side aspect, suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset sink with chrome mixer tap over and shower enclosure with glass and chrome door, tiled walls, tiled floor.

BEDROOM 2

With window to the rear aspect, integral double wardrobe.

BEDROOM 3

With window to the front aspect, integral double wardrobe.

BEDROOM 4

With window to the front aspect.

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc with hidden cistern, inset basin with mixer tap over and bath with chrome mixer tap and wall mounted shower head attachment over, tiled walls.

OUTSIDE

The front of the property features a decorative gravel area with feature shrubs and a pathway leading to the entrance door. Furthermore, the property benefits from driveway parking for two cars leading to the double garage.

The fully enclosed rear garden had been thoughtfully landscaped and features a lawn area, patio seating area, decorative pebble beds with a selection of shrubs, external lights, an outside tap and gated side access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £500,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

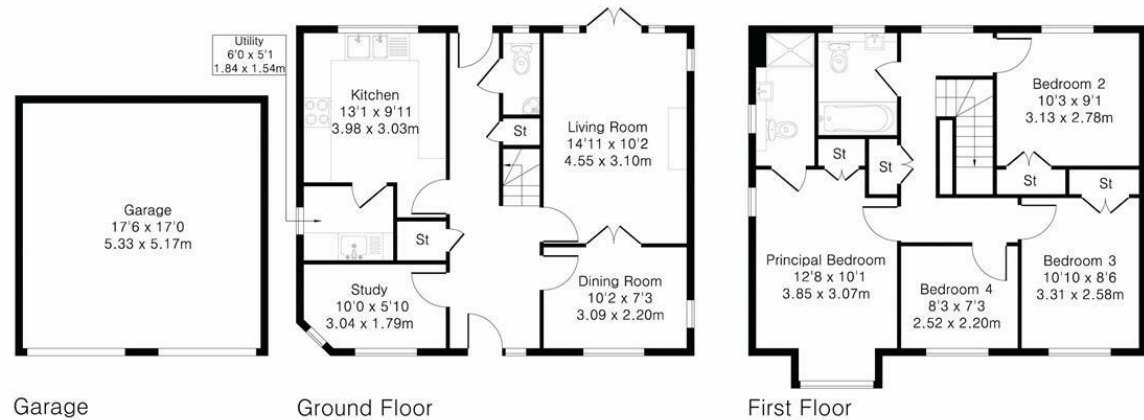
Council

Approximate Gross Internal Area 1237 sq ft - 115 sq m

Ground Floor Area 612 sq ft - 57 sq m

First Floor Area 625 sq ft - 58 sq m

Garage Area 297 sq ft - 28 sq m



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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

