



1 The Vines, Oakington, Cambridge, CB24 3XL  
Guide Price £585,000 Freehold



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**A WELL-PROPORTIONED FOUR-BEDROOM, DETACHED HOME WITH AMPLE OFF-ROAD PARKING AND A DETACHED DOUBLE GARAGE TO THE FRONT ASPECT.**

- Accommodation measuring approximately 1189SQFT/110SQM.
- Services include – Mains Gas, Mains Drainage, Mains Water and Mains Electricity.
- Nestled within the heart of this well-regarded village.
- Four-bedroom, detached home with two reception rooms.
- Block paved driveway and detached, brick constructed double garage.

Nestled within the heart of the village and measuring approximately 1189SQFT/110SQM is this four-bedroom detached family home.

To the ground floor, the property comprises of a generous entrance hall with storage underneath the stairs, two reception rooms which include a living room with sliding doors which open onto the rear and a formal dining room with a box window to the front. Completing the ground floor is a WC accessible off the hallway and a kitchen with a separate utility room adjoining.

To the first floor is a large landing area which provides access to the four generous bedrooms, each with fitted wardrobes. Completing the first floor are two recently replaced shower rooms, one of which is an en-suite shower room to the master bedroom.

Externally – The property has a block paved driveway which leads up to the brick constructed double garage and a front lawn with a paved pathway to the front door. The rear garden is fully enclosed, laid predominantly to lawn and has a patio area accessible from both the utility and the sliding doors to the rear of the living room.

**Location**

Oakington is a much admired village just 5 miles North of Cambridge on the fringe of open countryside and with excellent local facilities available.

There is a bus service to Cambridge and nearby Histon that provides additional shopping and highly sought after educational facilities at Impington Village College. Communications are outstanding with the A14m M11 and A1 in easy reach. In addition, the Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City Centre, Cambridge Railway Station, Addenbrooke's Hospital and the Cambridge Biomedical Campus.

The village is ideally placed for access to the Science Park of Cambridge and of course the University. Girton, Bar Hill and Longstanton golf clubs are within a few minutes drive. The Church of England primary school is located on Water Lane and Oakington falls within the catchment area for Impington Village College which is a highly regarded school. There is a large garden centre with a café and a local convenience store with a post office

**Agents Note**

Agent notes – There is a shared driveway to the side of the property which provides access to several properties to the rear. The upkeep of this driveway is shared by each of the residents including 1 The Vines, Oakington.

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council  
Council tax band - F

**Fixtures and Fittings.**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

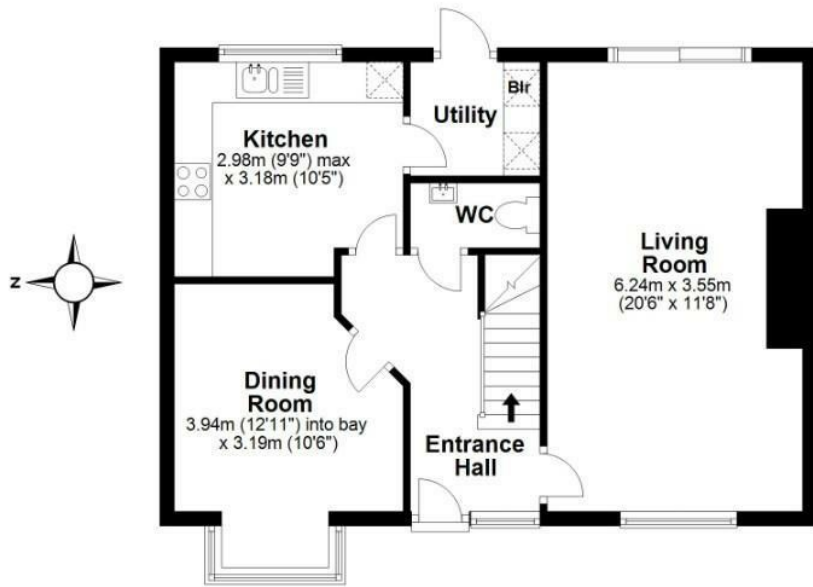
**Viewing.**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



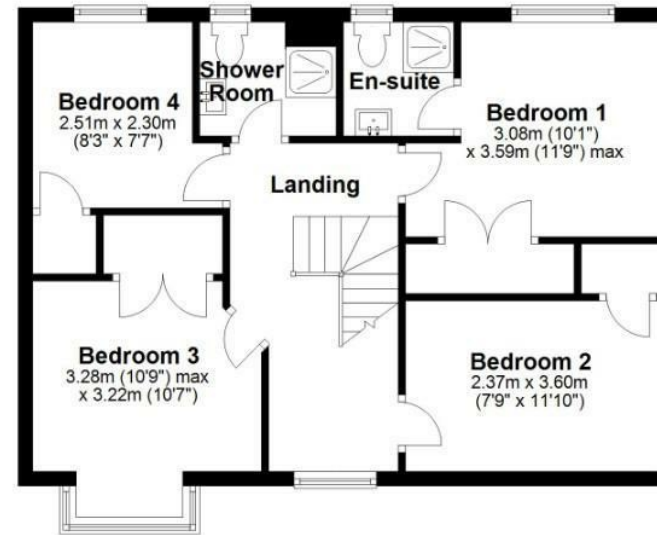
### Ground Floor

Approx. 54.9 sq. metres (591.4 sq. feet)



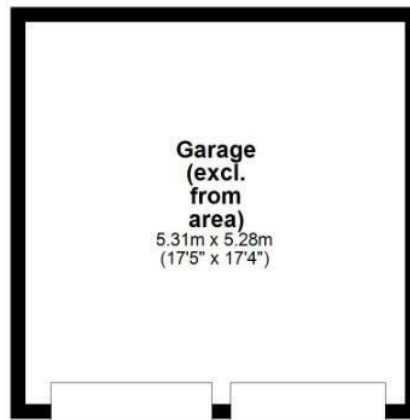
### First Floor

Approx. 55.6 sq. metres (598.4 sq. feet)



### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 110.5 sq. metres (1189.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

