



83 Rampton Road, Cottenham, Cambridge, CB24 8TJ

Guide Price £1,100,000 Freehold



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01223 819300

**A RARELY AVAILABLE EXQUISITE VICTORIAN HOME OFFERING A FABULOUS BLEND OF PERIOD FEATURES AND CONTEMPORARY ALTERATIONS AND A GENEROUS SOUTHERLY FACING PLOT IN THIS SOUGHT-AFTER CAMBRIDGESHIRE VILLAGE.**

- Stunning Victorian family home with five generous bedrooms
- Substantial glass ceiling in kitchen
- Modern open plan extension
- Exceptional finish throughout
- Wonderful rear garden and courtyard
- Extensive driveway parking
- Handmade sash front windows
- Skylights throughout
- 2 x newly fitted wardrobes
- 2 set of bi-fold doors to garden

5 bedrooms – 2 bathrooms – 2 cloakroom WCs – porch – inner hall – sitting room – family room – games room – kitchen/dining/living room – utility room – rear lobby – store - gardens - courtyard – parking

This stunning five-bedroom detached property originally dates back to circa 1900 and has undergone a complete programme of expansion and refurbishment in recent years creating a fabulous family home with modern open plan living. Located just off the High Street, Rampton Road provides easy access to local amenities, exceptional schooling and open green space.

In a little more detail, the ground floor accommodation comprises cosy family room benefitting from original feature fireplace, spacious double length and dual aspect living room, games/playroom with upper level and amazing open plan kitchen/dining/living room. The kitchen has been refitted with bespoke Tom Howley shaker-style cabinetry and integral appliances which complement the oak flooring and Kloeber Kustumfold windows and doors. To the first floor, there are five generous bedrooms, all with pleasant views, and two bathrooms (one ensuite) fitted with three-piece suites incorporating Sottini and Matki sanitary ware. Of particular note is the master suite, which enjoys a wonderful balcony overlooking the rear garden and fields beyond.

Outside, there is a recently completed granite driveway providing parking for several vehicles. To the rear, there is a courtyard and large garden with play areas, mature trees and patio area which is bordered with mature hedges and planted beds.

**Location**

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Costcutter, Post Office and Pharmacy. In addition there are two GP Surgeries, a Dental Surgery, Library and community centre. Cottenham boasts 4 Public houses and various restaurants including a Chinese takeaway and an award-winning Indian Restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College, both of which are Ofsted rated as good. Cambridge is easily accessible with cycle paths back to the city, a regular citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads.

**Fixtures and Fittings.**

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

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council  
Council Tax band G

**Viewing.**

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

**Tenure**

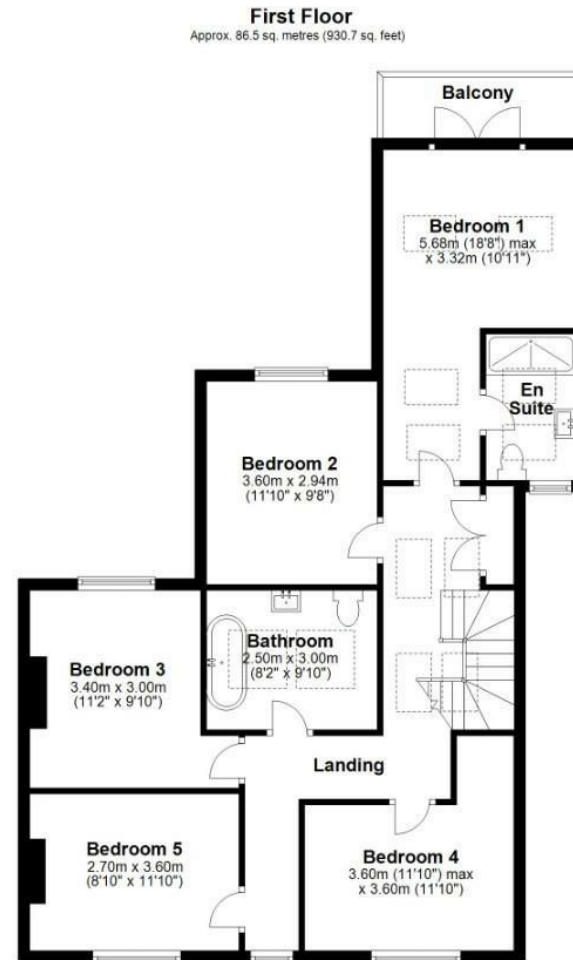
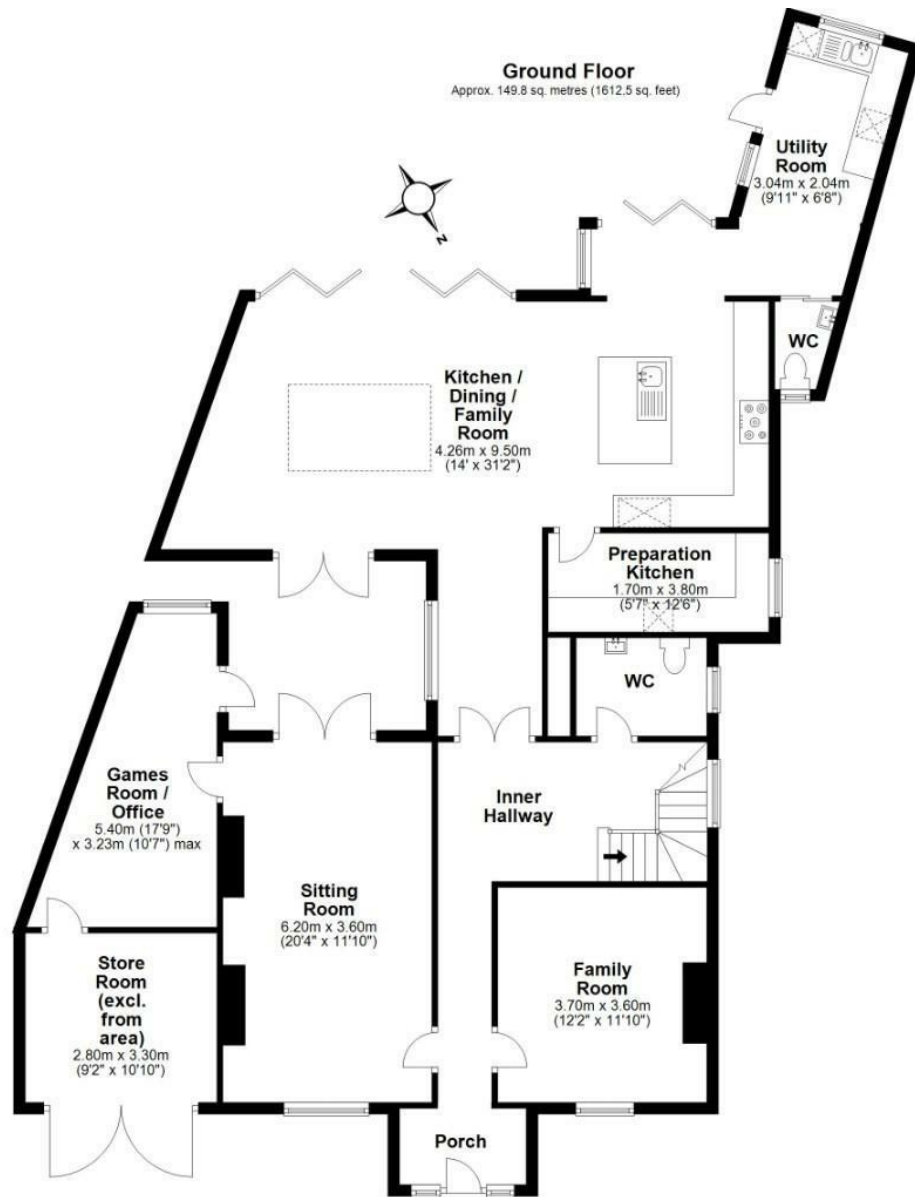
Freehold

**Agent's note**

There is vehicular access to the rear of the property to the right-hand side utilizing the footpath.







Total area: approx. 236.3 sq. metres (2543.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

