



132 Rampton Road, Willingham, Cambridge, CB24 5JF  
Guide Price £750,000 Freehold



rah.co.uk  
01223 819300



**CONSTRUCTED IN AND AROUND 1920, THIS DETACHED EDWARDIAN HOME HAS MOST RECENTLY BEEN EXTENDED IN 2019 AND PROVIDES GENEROUS LIVING ACCOMMODATION OVER TWO LEVELS.**

- Accommodation measuring approximately 159SQM/1714SQFT.
- Mains Services include – Mains Water, Mains Gas, Mains Electricity, Mains Drainage.
- EPC Rating – 63/D
- Heavily extended three/four-bedroom home.
- Detached double garage and ample off-road parking.
- Three wood burning stoves, located in the ground floor Bedroom, the Living Room & the Kitchen/Diner.

Measuring approximately 159SQM/1714SQFT, this heavily extended home occupies a generous plot and has the added benefit of a detached, double garage to the rear.

Upon entering the property through the generous entrance hallway, you will find stairs leading up to the first floor with ample built in storage underneath and access to the bedroom/snug and the 21ft living room with double aspect windows including a box bay window to the side. Through the Living room, you enter the extended part of the property which was extended in 2019 and provides a wonderful entertaining area which includes a 28ft kitchen/dining/family area, a separate utility, a separate shower room and a boot room. The extension has underfloor heating throughout.

The Kitchen/Dining area is certainly the hub of the house and has ample light thanks largely to the bi-folding doors to the rear and the four Velux windows in the roof. The kitchen is in a traditional shaker style, has a large kitchen island, granite work surface and a good range of integrated appliances including a fridge freezer, dishwasher and two eye level ovens. The tiled kitchen floor runs seamlessly into the garden, with sandstone tiles used for the patio area. A wood burning stove in the corner of the extension makes sure that ample heat is provided through the space within the colder months of the year.

To the first floor the property has two generous double bedrooms and a large single bedroom which could also be used as a study. Serving the three bedrooms to the first floor is a recently replaced family bathroom suite which includes a panelled 'P' shaped bath with shower above. Low level WC and a double sink with vanity unit below.

Externally – The property has a large, gravelled driveway which provides off road parking to the front. To the side of the property is a shared gravelled driveway which provides access to the large double garage to the rear and provides access to a neighbouring home behind. To the rear of the property next to the double garage there are 2 further parking spaces. The rear garden is fully enclosed with panelled fencing to one side and a brick wall with fencing between to the opposite side.

The rear garden is beautifully landscaped and has a wide range of herbaceous borders, a large patio area of the Kitchen/Diner bi-folding doors and a lawn area to the middle. To the rear of the garden is independent access to the detached double garage which has power and lighting.

**Location**

Willingham is a large village situated around 9 miles North West of Cambridge. It is well served with a range of local amenities including a post office, convenience stores, bakers, butchers and public houses. There is a nursery and primary school, with secondary education facilities.

The village is also within each reach of Bar Hill which has a Tesco Superstore, dry cleaners and coffee shops and is well connected with a guided bus station on the edge of the village, linking through to Cambridge North Railway Station and the City of Cambridge. The A14 is within a few miles and links to the M11, making access to Stansted Airport and London to the south or A1 to the North readily available.

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council  
Tax band - E

**Fixtures and Fittings.**

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

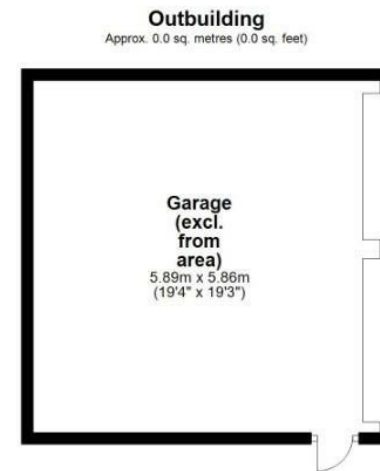
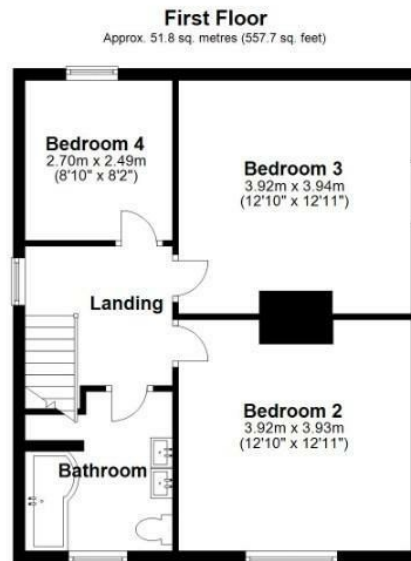
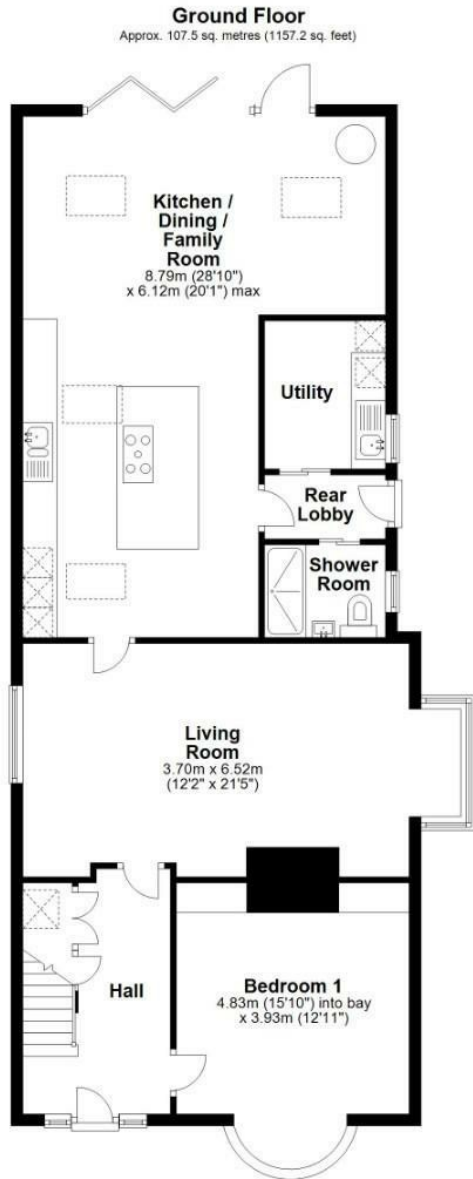
**Viewing.**

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









Total area: approx. 159.3 sq. metres (1714.8 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>		
(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>		

Current: 63  
Potential: 80

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.







