



43 High Street, Rampton, Cambridge, CB24 8QE
Guide Price £775,000 Freehold



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01223 819300

NESTLED WITHIN A PLOT OF APPROXIMATELY 0.5 ACRES IS THIS DELIGHTFUL DETACHED FOUR-BEDROOM HOME, BENEFITTING FROM A DETACHED OUTBUILDING TO THE REAR WHICH MEASURES IN THE REGION OF 153SQM/1650SQFT.

- Residential accommodation measuring 174SQM/1879SQFT.
- Outbuilding measuring approximately 153SQM/1650SQFT.
- Mains services include – Mains Electricity, Mains Water & Mains Drainage.
- Oil fired heating.
- Period features.
- South facing gardens
- EPC Rating – 53/E.
- Potential re-development subject to the relevant planning being granted.

With internal accommodation measuring 174SQM/1879SQFT this detached residence is located within the High Street of Rampton and benefits from a generous plot with a large outbuilding to the rear.

To the ground floor, the property comprises of a hallway with stairs leading to the first floor and three reception rooms, which include an open plan Living/Dining Room with original period fireplace and log burner, a sitting room which also has a period open fireplace and a study/office. Complementing the number of reception rooms is a spacious kitchen/breakfast room which measures over 22ft in length, has tiled flooring, a good variety of base/eye level units, tiled splash back and space for a large AGA and a fridge freezer. Completing the ground floor is a separate utility and a WC adjoining. Beautiful period stained glass panels to the internal and external doors add further character to this charming house.

To the first floor are four bedrooms and three bathrooms, including two en-suite shower rooms, one of which is off bedroom one and the other off bedroom two. Serving bedrooms three and four is a family bathroom suite which is in wonderful decorative order throughout and benefits from a panelled bath, single enclosed shower, low level WC, heated towel rail and a wall mounted sink with a vanity unit below.

Externally – the rear garden of the property has been divided into two with a small private garden being provided for the main dwelling, which is fully enclosed, laid predominantly to lawn and has a timber constructed gazebo to the rear of the garden with a hot tub. To the side of the property is a large gravel laid driveway which provides access to the detached barn/outbuilding and further large garden area, laid predominantly to lawn with a cooking apple tree, two pear trees, a peach tree, grape vines (red and white) and plum trees. There is an electric gate and gravelled driveway for numerous vehicles. There is also a large outbuilding to the side measuring 153SQM/1650SQFT.

Location

Located just 6 miles north of Cambridge, Rampton is an attractive village with a pub, village hall, village green and recreation ground. Cottenham Primary school and Cottenham Village College are nearby, and the guided busway is easily accessible by car or cycle. Further road links to the A14, M11 and beyond make Rampton a convenient and desirable village to live.

Services.

Services connected - Mains drainage, mains water, mains electricity

Statutory Authorities.

South Cambridgeshire District Council
Tax band - E

Fixtures and Fittings.

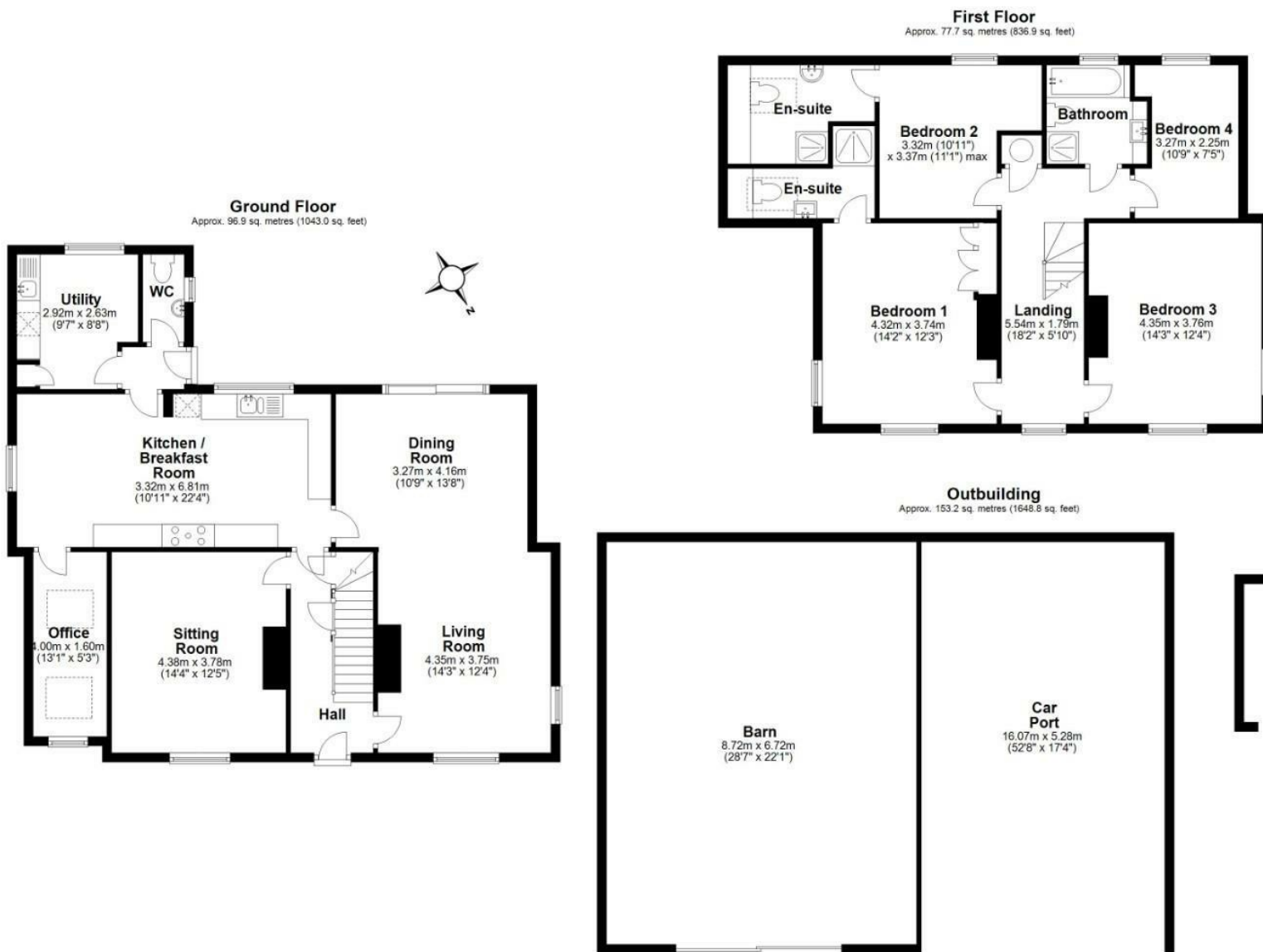
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing.

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







Drawings are for guidance only
Plan produced using PlanUp.

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

Current: 53
Potential: 77

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.



