



The Rookery 8 Cherry Orchard, Oakington, Cambridge, CB24 3AY  
Guide Price £650,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS BEAUTIFULLY PRESENTED,  
DETACHED FAMILY HOME NESTLED WITHIN A QUIET CUL-DE-SAC IN OAKINGTON.**

- Detached house
- 4 beds, 2 baths, 3 recepts
- Built in 1997
- Gas fired central heating to radiators
- Council tax band - F
- 1608 Sqft / 149 Sqm
- 0.11 acres
- Driveway parking and double garage
- EPC - D / 67

This well-proportioned detached home measures approximately 1608 Sqft / 149 Sqm and provides living accommodation over two floors. To the ground floor the property comprises of a generous entrance hall with turnaround stairs leading to the first floor. Off the Entrance Hall you will find three reception rooms which includes a lounge with a box bay window to the front, a formal dining room with French doors opening into the rear garden and a study with double aspect windows to the front and side. Completing the ground floor is a kitchen breakfast room with storage at both eye level and base level, a separate utility area with further access into the rear garden. There is a ground floor WC.

To the first floor the property comprises of four bedrooms and two bathrooms which includes a generous master bedroom suite with an en-suite bathroom and fitted wardrobes. Bedrooms two and three are double in size and both benefit from built in wardrobe space.

Externally – to the front of the property you have a block paved driveway which leads up to a well-proportioned double garage which links jointly to the neighbouring homes garage. To the rear garden, the property has a fully enclosed perimeter made up of a brick wall and panelled fencing, is laid predominantly to lawn and has herbaceous borders. To the side of the property is a generous paved area with a greenhouse, further flower beds and in turn, leads towards the side access to the garage and the front of the property.

**Location**

Oakington is a much-admired village just five 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 A14, 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. Bar Hill and Girton golf club 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.

**Tenure**

Freehold

**Services**

Mains services connected include gas, electricity, water and mains drainage.

**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.

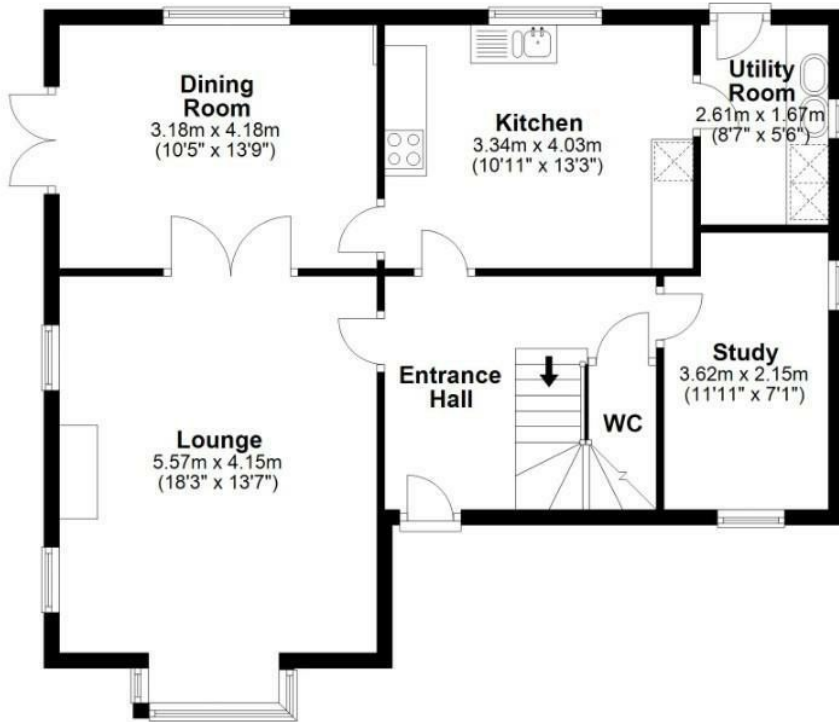
**Viewing**

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



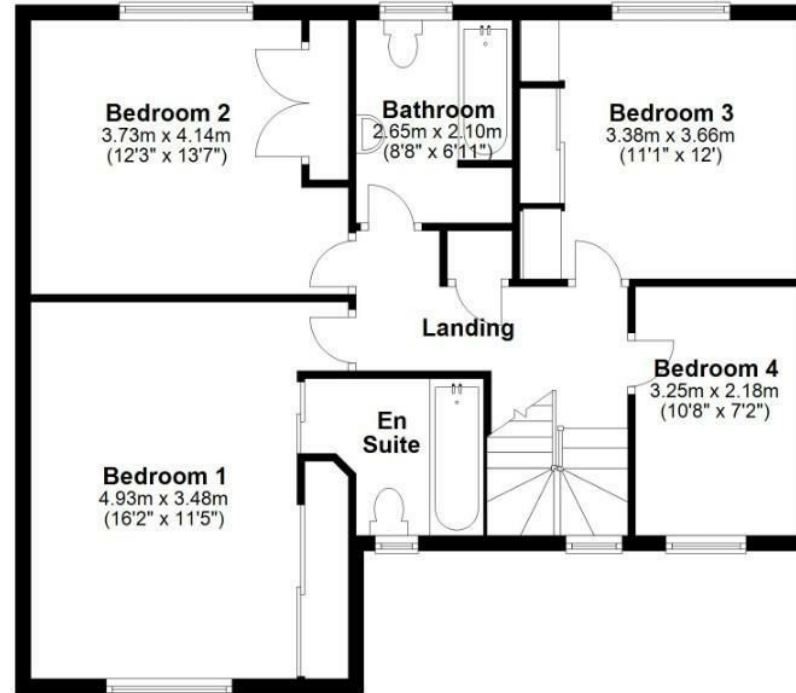
### Ground Floor

Approx. 73.2 sq. metres (788.3 sq. feet)



### First Floor

Approx. 76.2 sq. metres (820.6 sq. feet)



Total area: approx. 149.5 sq. metres (1608.9 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			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(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.

