



14a Cow Lane, Rampton, Cambridge, CB24 8QG
Guide Price £650,000 Freehold



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**A BRAND NEW DETACHED 1748 SQFT FOUR- BEDROOM FAMILY RESIDENCE
OFFERING GENEROUSLY PROPORTIONED AND BEAUTIFULLY PRESENTED
ACCOMMODATION, SET BACK ON A SHARED PRIVATE DRIVEWAY IN THIS
POPULAR NORTH CAMBRIDGESHIRE VILLAGE.**

- Stunning brand new detached residence
- 1748.1 Sqft/162.4 Sqm
- 4 double bedrooms, 2 well-fitted bathrooms, 3 reception rooms
- Air source heat pump for underfloor heating to the ground floor
- Off road parking for several cars
- Rainwater harvester tank
- Beautifully finished throughout
- PV panels with battery storage
- EPC-B/91
- Council tax band - TBC

The property is set back from the road on a gravel driveway shared with No.14 and has been constructed using carefully chosen materials to offer modern, bright, spacious and flexible accommodation set over two floors.

On the ground floor there is a welcoming reception hall featuring attractive Amtico flooring in an oak herringbone style and feature galleried oak handrail, newel post and string with glass balustrade staircase leading to the first-floor accommodation. The reception hall leads to all ground-floor accommodation, creating a nice sense of flow. There is a beautifully fitted kitchen/dining room with a range of contemporary fitted base and wall units with Quartz surfaces and upstands, along with integrated Neff appliances and Quooker boiling water tap. This bright and spacious room has patio doors opening on to the rear terrace and glazed sliding pocket doors that open through to the living room, creating a great entertaining space. There is also a separate family room, well-fitted utility room and ground floor cloakroom with WC. The ground floor has underfloor heating serviced by the air source heat pump.

To the first floor, there is a spacious light-filled galleried landing with drop down timber ladder creating access to the large, fully boarded loft space. The accommodation to this floor comprises four double bedrooms, to include the principal bedroom with walk in dressing area, fitted with sliding wardrobe doors and in turn leading to a well-fitted en-suite shower room. There is also a family bathroom with bath, separate shower cubicle, low level WC and vanity wash hand basin and mirrored wall cabinet with light and shaver socket. All bedrooms and stairs are carpeted and bathrooms feature Amtico flooring. First floor has radiators serviced by the air source heat pump.

Outside, the property is accessed by a gravel driveway that serves both No.14 and 14a which leads to the private driveway directly to the front of the property, providing parking for several cars and landscaped with planted beds and specimen trees. There is also a purpose-built bin/bike store. There is gated side access leading to the rear garden which is enclosed by fencing and brick wall to rear. The garden is laid to lawn, with paved terrace and outside lighting. The property also benefits from a rainwater harvesting tank, that serves the outside tap.

Location

Rampton is an attractive village located just 6 miles north of Cambridge, 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.

Tenure

Freehold

Services

Mains water, electric and drainage serve the property. Air source heat pump for underfloor heating to the ground floor

Statutory Authorities

South Cambridgeshire District Council
Council tax band - To be confirmed

Fixtures and Fittings

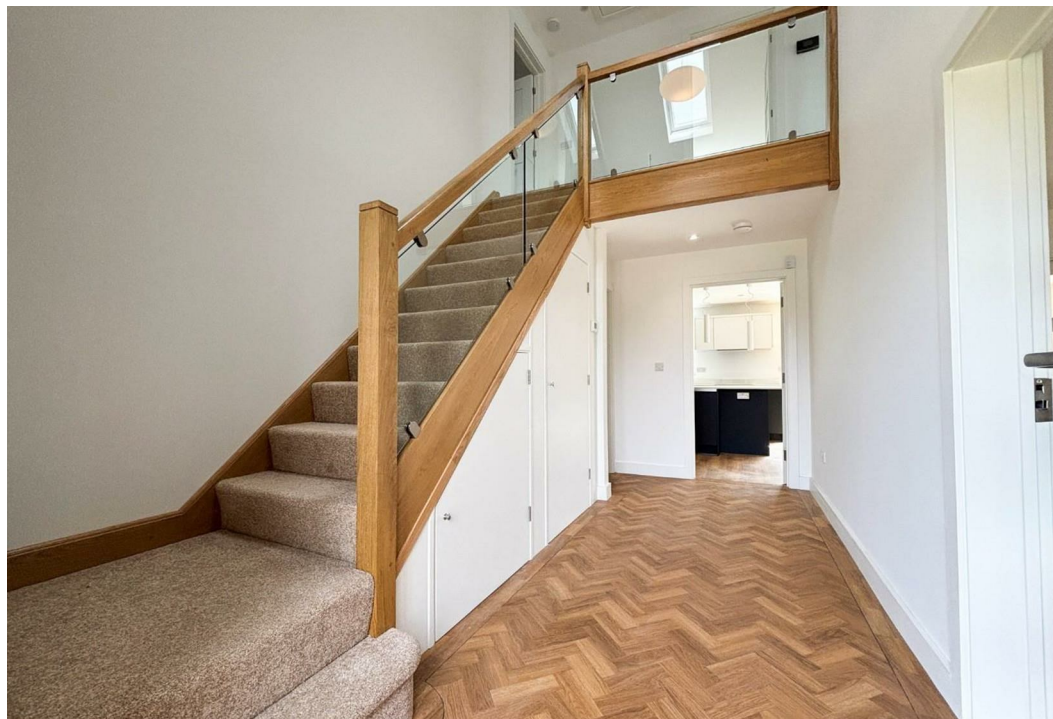
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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

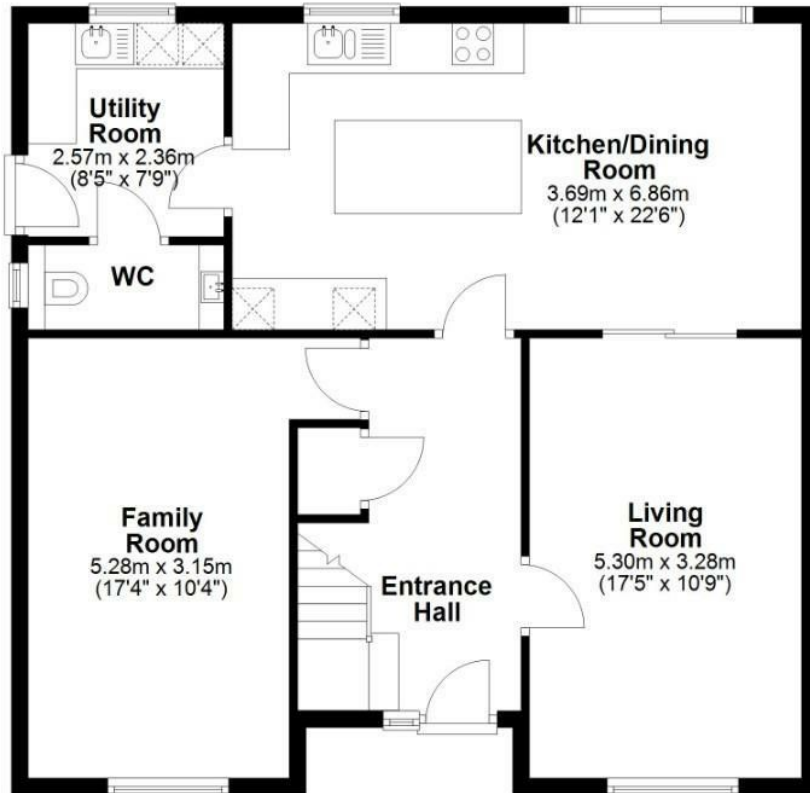
Agents Note

The property has been built using SIP panels (Structural Insulated Panels) with a Bricj outer skin. Whilst these are becoming more common, some lenders may not lend on them so it is advisable to check before making an offer.



Ground Floor

Approx. 82.3 sq. metres (886.1 sq. feet)



First Floor

Approx. 80.1 sq. metres (862.0 sq. feet)



Total area: approx. 162.4 sq. metres (1748.1 sq. feet)

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	91 98
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.

