



36 Cow Lane
Rampton, CB24 8QG

Guide price £525,000



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- 3 Double Bedrooms
- Spacious accommodation
- Driveway
- Generous garden

An individual detached house, with 1746 sq. ft of versatile space, beautifully finished throughout and located in a quiet non-estate position.

This fantastic family home has been designed with modern living in mind. The accommodation is free-flowing, versatile, and spacious.

The ground floor has a lovely open-plan feel with a good-size reception hall with a ground floor shower room and stairs to the first floor with understairs storage. The hall opens to the living space which is generous and flooded with natural light with bi-folding doors to the garden. There is a fabulous kitchen/breakfast room with stylish cupboards and drawers with excellent storage and integrated appliances including an induction hob, waist-height oven and grill, a fridge/freezer and dishwasher. There is a full-height window to the front and a utility room with direct access to the garden. Off the hall is the family room/bedroom 3, which also connects to the shower room, making it perfect for a dependent relative or as a guest suite.

Upstairs there is a spacious landing which works well as a study space and two large bedrooms, all with semi-vaulted ceilings and large windows. The master bedroom has





a high-specification ensuite shower room. The family bathroom has a shower over the bath.

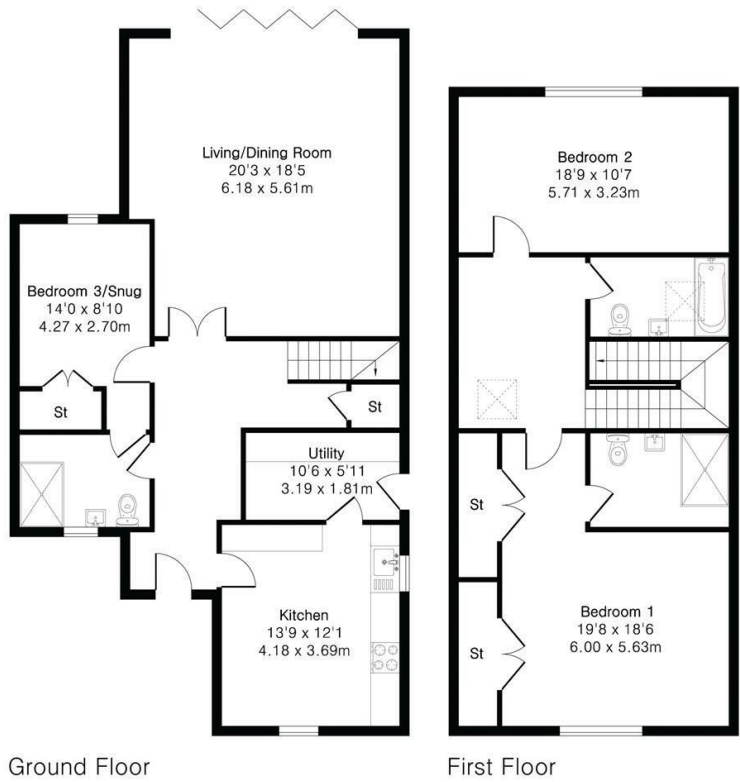
Outside there is a gravel drive to the front with space for three cars, and gated side access leads to a generous rear garden which has been landscaped with a large patio and covered seating area to the rear which is perfect for alfresco dining. The remainder is laid to lawn with attractive raised block flower and shrub beds and a play area with woodchip. There is an enclosed bin store which also houses the oil tank.

Rampton is a charming village well-served by local amenities. Nearby villages such as Cottenham and Willingham provide a range of amenities, including grocery stores, pubs, cafes, and healthcare facilities. Rampton itself boasts a strong sense of community, with a village hall hosting events, clubs, and activities. Rampton enjoys excellent road links, with the nearby A14 providing easy access to Cambridge, Huntingdon, and connections to the M11 motorway for journeys to London. The A10 offers a direct route to Ely and King's Lynn to the north. The village is well-positioned for commuters and visitors, with Cambridge's Park & Ride facilities just a short drive away. SatNav: CB24 8QG What3Words: ///immediate.riches.chills



Floor Plan

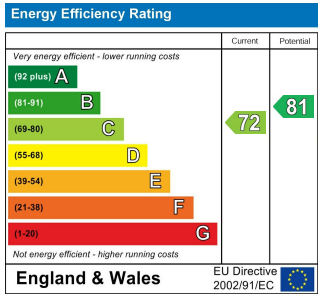
Approximate Gross Internal Area 1746 sq ft - 162 sq m
Ground Floor Area 957 sq ft – 89 sq m
First Floor Area 789 sq ft – 73 sq m



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E