





Oak House is a stunning, energy efficient, contemporary home built for the current owners in 2013. The design centres around a beautiful mature Oak tree.

The impressive property is centred on substantial plot, approaching half an acre with open countryside views, providing nearly 3,100 sq ft of high specification, flexible living space, complete with a large garage and home office/gym annex.

The main accommodation is nestled under a curved sedum roof and two single storey wings either side offer the possibility of extending above (STP), with the house being designed to facilitate that.



Oak House is situated on a private, no through road and approached from the gated, large sweeping, in and out drive that curves around the Oak tree. An edge of village location with only a short walk to amenities, yet providing countryside views.

The design brief:-

- Embrace the Oak tree
- Provide light, open and flexible spaces
- Full height ceilings
- Energy efficiency
- High quality, low maintenance windows and doors
- Options to extend

The result is a contemporary, energy efficient home, four double bedroom home with bright, flexible spaces.

The front door leads to a spacious large double height atrium with a galleried landing providing a large light airy space to welcome visitors. Argento Silver Natural Limestone throughout the ground floor provides a luxurious and seamless transition between rooms.

The hallway leads into the enormous living area, offering amazing flexibility and an enviable connection to the garden through over 10m of bi-fold doors.

At over 12m this space provides many options. Currently, it supports a full-size snooker table, dining area and sofa area.











The spacious kitchen, dining, family room is the heart of this home. A place where the whole family congregates, whether that be cooking, eating, watching TV or just socialising.

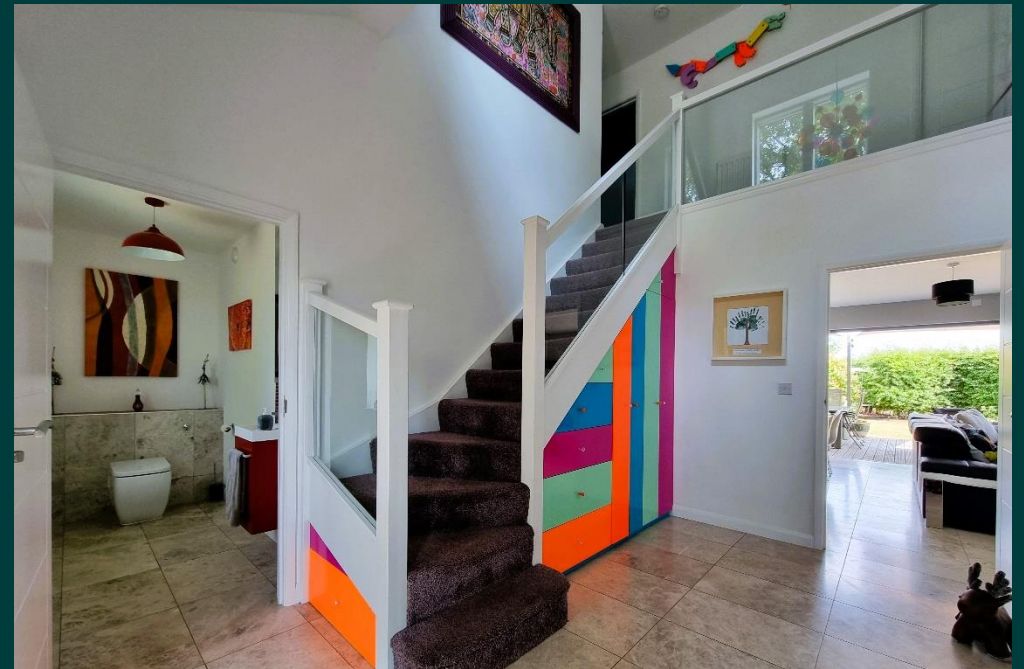
The kitchen is well equipped with plenty of storage, two Samsung double ovens providing four individual ovens and a Samsung gas hob for versatile cooking at the large centre island so the cook can interact with family and guests. Ample workspace is provided on the seamless moulded Corian worktops.

The integrated moulded sink is located under the triple glazed window providing a delightful view of the Oak tree.

Integrated dishwasher, separate full height fridge and freezer ensure a clean contemporary look. A Samsung wine fridge provides refreshment for the cook and guests alike.

Full width bi-fold doors open onto the breakfast area decking and raised borders. The utility/boot room is adjacent.











Expansive decking connects the kitchen and living areas.

The larger decking zone provides a sun lounge space, a sofa area for relaxing and an outdoor dining area, which seamlessly connects to the indoor dining area.

The path then leads past the unique pond and banana plants to the kitchen/breakfast decking area which is the perfect spot for a morning brew to watch the kites and kestrels above the field.

Paths lead past the raised containers, lavender and fruit cage to the evening firepit area where the setting sun can still be caught.

An insulated annex provides extra space for an additional home office or gym.

A Hormann automated sectional garage door allows access to the large garage that is insulated and plaster boarded throughout, ready for conversion, if required. A loft hatch provides access to a large, partially boarded area above.





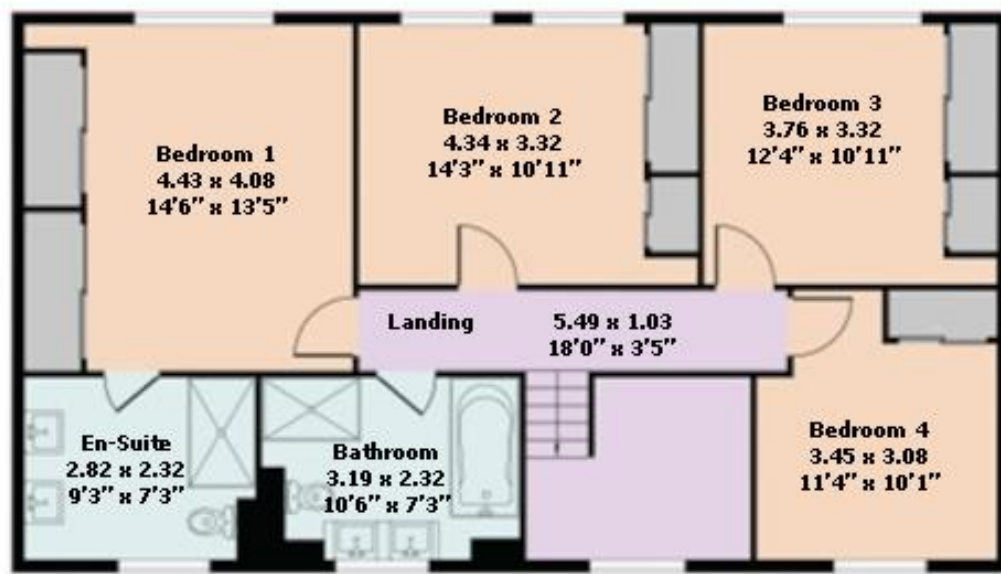
Key Features

- Private, no through road
- Large in and out drive with ample parking
- Generous half acre plot with rural views and Southerly aspect
- 3,100 square feet of flexible light airy spaces and 15m of bi-fold doors connecting inside and out
- Catchment for CAM academy trust village primary and Comberton Village College
- Energy efficiency with high levels of insulation and triple glazed windows to Northerly aspect
- Natural limestone flooring with underfloor heating (UFH) throughout the ground floor
- Full height bedrooms and great potential for extension and modification (STP)
- Garden studio Office/Gym
- Large insulated and plastered garage

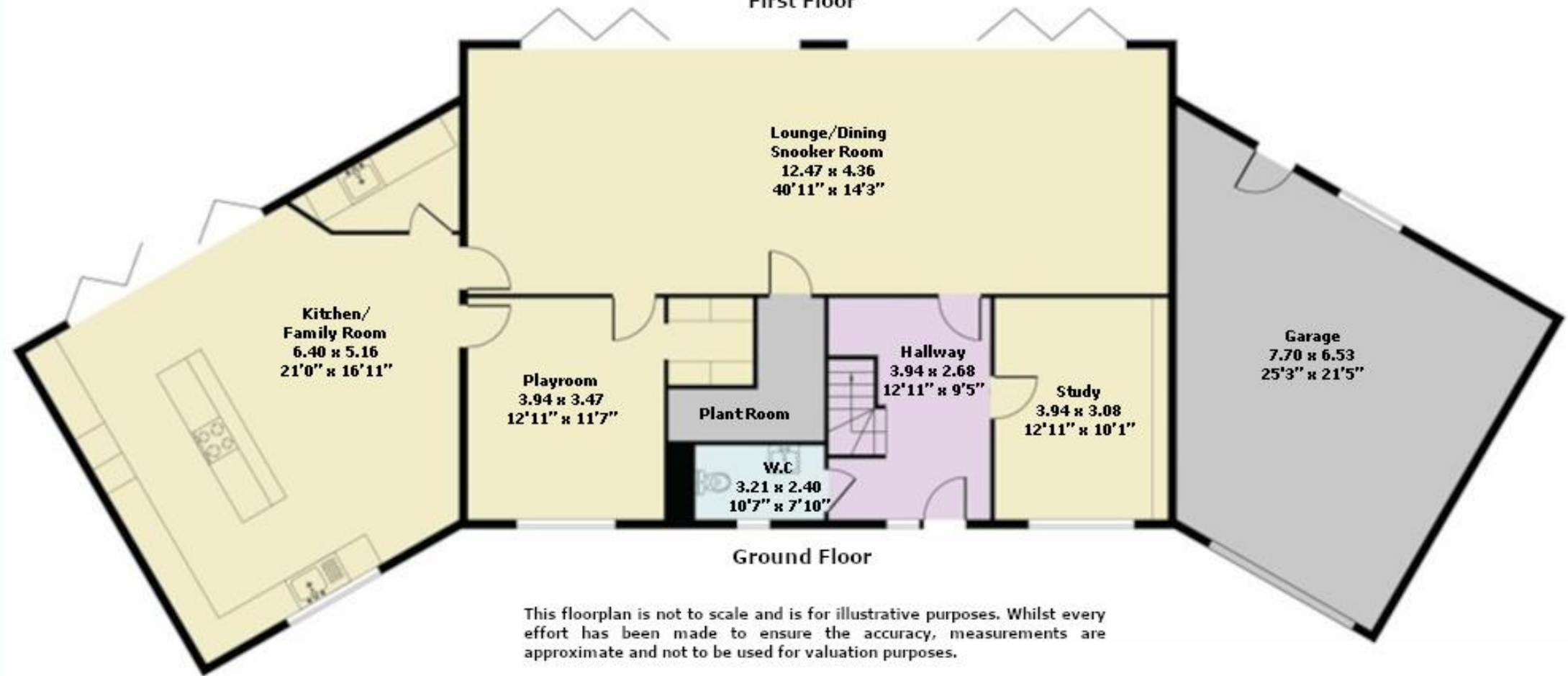




Total Floor Area 3094 sqft (287 sq m)
Ground Floor 2037 sq ft (189 sq m)
First Floor Area 919 sq ft (85 sq m)
Outbuilding 138 sq ft(13 sq m)



First Floor



Ground Floor

This floorplan is not to scale and is for illustrative purposes. Whilst every effort has been made to ensure the accuracy, measurements are approximate and not to be used for valuation purposes.



Education

Gamlingay has an excellent primary school within walking distance and is in catchment for the desirable Comberton Village College (free bus service) which provides secondary and sixth form education. The current owners' children have attended both schools and were a big factor in choosing to live in Gamlingay for 25 years.

Location

Little Heath is a private no-through road, situated on the edge of the village with easy access to all amenities, yet immediate access to the countryside.

Gamlingay itself dates back to the 11th century and whilst it remains a village, it has a lot to offer, including two traditional pubs, a brasserie/wine bar, indian restaurant, shops, post office, gym, medical centre and pharmacy. The Eco Hub is an award winning community space that offers a library, art classes, fitness classes including Zumba, yoga, Pilates, tai chi, etc.

It provides great access to London and Cambridge.

Transport

Road

Gamlingay is conveniently located with the A1 and M11 within easy reach providing access North or South bound. The A428/A14 is nearby providing excellent connections East bound towards Cambridge, which is only a 30 minute drive. The A421 is even closer and provides access Westbound towards Bedford and Milton Keynes.

Rail

Fast commuter trains in to London take approximately 40 mins and are available from nearby stations. Rail links look like they are going to get even better, and Gamlingay will only become even more desirable, with the government committing to the East/West rail link joining Oxford with Cambridge and a new train station only a 10 minute drive at Tempsford providing links East and West.

Energy efficiency, comfort and reduced costs

- 16cm of high performance wall insulation to minimise heat loss
- Minimum of 30cm of Earthwool insulation in loft spaces to minimise heat loss
- VELFAC composite windows combine external aluminium and internal timber in their frame, to provide a flexible, thermal efficient and eco-friendly low maintenance solution.
- Triple Glazed high quality windows on the Northerly aspects for reduced heat loss and double glazing on the opposite for solar gain.
- Air Tightness levels exceeding regulations to minimise heat loss
- Mechanical Ventilation & Heat Recovery (MVHR) providing fresh air and improved air quality
- Underfloor heating (UFH) throughout the ground floor providing efficient, even consistent warmth
- Radiators to first floor
- Underfloor heating (UFH) in bathrooms for additional underfoot warmth in addition to heated towel rails
- Water softener for comfort and limescale prevention to reduce ongoing maintenance and energy costs
- Energy efficient condensing boiler connected to mains gas for efficiency and reduced energy costs
- High performance Megaflo unvented cylinder providing pressurised hot water
- Full height bedrooms for comfort and furniture options

Constructed	2013
Energy Performance Certificate	B
Local Authority	Freehold
Council Tax Band	South Cambridgeshire
Council Tax Band	G

Oak House has a high Energy Performance Certificate (EPC) rating of B and, in reality, the house performs much better and would have an even higher rating if alternative technologies had been used to heat the home. The owners paid to connect to mains gas and installed an energy efficient boiler because they were not convinced that alternative ways to heat the home are yet as cost effective. The house has been highly insulated to take advantage of other technologies if, and when, they improve and become more efficient and cost effective.

Energy efficient design and construction ensures that minimal energy is used to heat the home and water. This has consistently been approximately 9,300 kWh of gas per annum which is impressive for such a large home and currently costs about £660 annually. An air source heat pump should use less kWh but each kWh is approximately four times as expensive.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Oak House, not only is a stunning home, but also offers superb value for an edge of village location.

Providing nearly 3,100 ft² (287 m²) of accommodation, garage and separate home office with **significant potential to extend further**, the property offers **excellent value per *square metre***.

Not forgetting that it is in the enviable position of sitting on a **large, near half acre, mature plot (1,873 m²)**, which offers a large sweeping in and out drive and countryside views.