



Rampton Road, Cottenham
CB24 8TJ

Pocock+Shaw

125 Rampton Road
Cottenham
Cambridge
CB24 8TJ

A high quality detached family house with spacious accommodation and attractive secluded garden in a non-estate position in a popular and well served village.

- 5 Bedrooms
- First floor bathroom and separate WC
- Cloakroom
- 26ft Sitting room
- Dining room
- Garden room
- Large kitchen breakfast room
- Attached double garage
- Double glazing and gas central heating
- Delightful secluded SW facing rear garden

Offers Around £650,000



Cottenham is a well served village just 6 miles north of the historic university city of Cambridge. There is a wide range of facilities in the village including a variety of shops, restaurants, and pubs, as well as a highly regarded primary school and village college. The village is well placed for access to the A14 and M11 and there are railway stations at Waterbeach (4.5 miles) and Cambridge North (6 miles). There is a bus service and cycle paths to Cambridge.

125 Rampton Road is a large detached family house built to a high standard in around 1970 by a local builder. The accommodation is light and spacious with well proportioned rooms and improvements include refitted kitchen and bathroom. The property which is in good decorative order is equipped with gas central heating and double glazing and benefits from an attractive and secluded south west facing rear garden which is about 110ft deep

Enclosed entrance porch with double glazed entrance door tiled floor, and stained glass double glazed door to

Reception Hall 13'1" x 12'4" (3.99 m x 3.75 m) with hardwood open staircase, ceramic flooring, store cupboard and radiator.

Cloakroom with wc, hand basin, radiator and fully tiled walls and flooring.

Study 13'1" x 10'8" (4.00 m x 3.25 m) with full height window and radiator

Spacious living room 26'3" x 14'1" (8.01 m x 4.28 m) with brick fireplace with living flame gas 'coal' fire and raised hearth, radiator, wide arched opening to Dining room, double glazed patio doors to garden and sliding glazed doors to

Garden room 9'3" x 9'9" (2.83 m x 2.96 m) with ceramic flooring, double glazed windows all round and glazed door to garden

Dining room 12'8" x 9'8" (3.87 m x 2.94 m) with double glazed sliding patio doors to rear garden, ceramic

flooring, radiator and wide arched opening to the living room.

Fitted kitchen 12'9" x 9'6" (3.88 m x 2.89 m) with extensive work surfaces with range of cupboards and drawers below, inset ceramic sink, fitted double oven, integrated dishwasher and fridge/freezer, gas hob with cooker hood above, wine rack, range of wall cupboards with plate rack and shelving, ceramic flooring and archway to

Kitchen/breakfast room 13'1" x 8'5" (3.99 m x 2.57 m) with radiator, work surface with cupboards and integrated washing machine below, large dresser unit incorporating base cupboards, shelving and glass fronted cabinets, airing cupboard, door to garage and double glazed door to outside.

First Floor

Landing 3'4" x 18'7" (1.02 m x 5.67 m) with window on half landing, radiator

Rear Bedroom 1 12'10" x 14'5" (3.90 m x 4.40 m) with radiator, sliding patio doors to large balcony, and door to

Rear Bedroom 4 12'11" x 9'2" (3.94 m x 2.80 m) with large window overlooking the garden.

Front Bedroom 2 13'2" x 10'9" (4.02 m x 3.27 m) with vanity surface, chest of drawers and hand basin, radiator, fitted wardrobe cupboards and full height window.

Rear Bedroom 3 13'0" x 9'6" (3.97 m x 2.89 m) with large window and radiator.

Front Bedroom 5 9'5" x 8'6" (2.87 m x 2.58 m) with radiator.

Bathroom 9'4" x 8'5" (2.85 m x 2.56 m) with fully tiled walls, bath with shower attachment, hand basin with cupboard below, large shower cubicle and heated towel rail/radiator.

Separate wc with wc and fully tiled walls.



Outside

Front Garden with mature trees and shrubs, parking and drive to

Attached double garage (19'1" x 16'10") with electric up-and-over door, lighting and power and door to breakfast room.

Attractive south west facing rear garden About 110ft (34m) deep with lawn, paved terrace, ornamental pond, flowers shrubs, trees and large store. The summer house may be included if required.

Tenure The property is Freehold

Council Tax Band G

Viewing By Arrangement with Pocock & Shaw



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | | |
| (39-54) | E | 47 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |





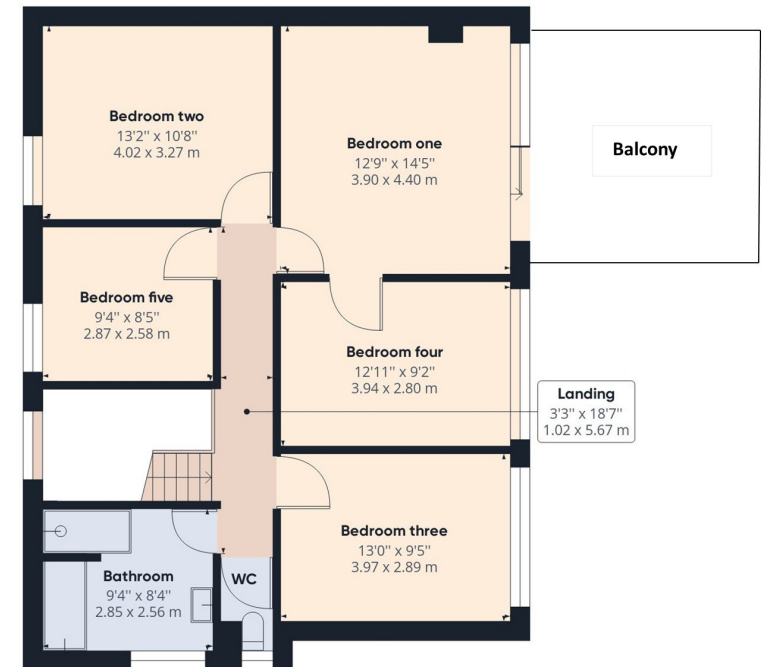


Approximate total area

2327.79 ft²
216.26 m²

Reduced headroom

34.87 ft²
3.24 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested