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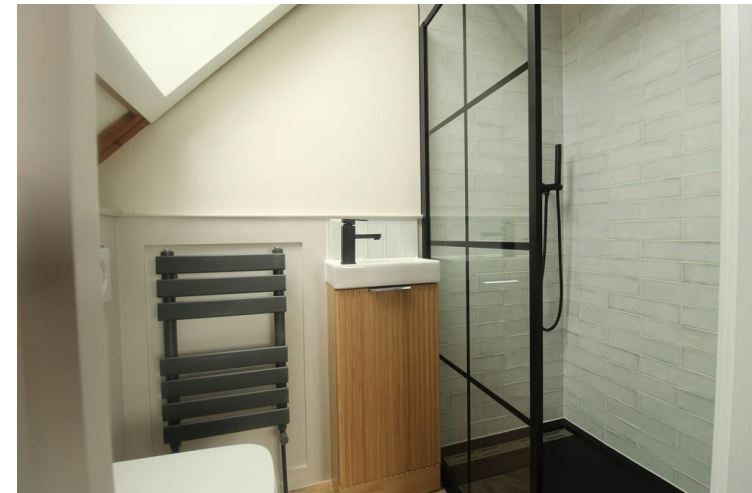
Oak House Station Road

Gamlingay

PART EXCHANGE CONSIDERED

Offers in excess of £585,000

- Oak framed detached barn
- Completely renovated
- Stunning views to the rear
- Kitchen/breakfast room
- Large lounge
- Stunning views to the rear
- Four bedrooms
- En-suite and bathroom



A unique and completely renovated oak framed four bedroom detached barn on the outskirts of Gamlingay with stunning views over open countryside. The property is tucked away and located within a small development of executive homes benefiting from a good sized kitchen/day room that overlooks the countryside, quality fitments throughout, all external door and windows are double glazed, a large lounge, downstairs cloakroom, four good sized bedrooms with en-suite and bathroom, garden, parking for several vehicles and no forward chain.

Gamlingay Village is located within easy reach of the larger towns and Cambridge City but has everything at hand including a range of local amenities with shops, post office, doctors surgery, chemist, pub and the Eco Hub hosting a variety of community events and with

the availability to hire for a family celebration. Gamlingay is also in the catchment for Comberton Village college.

PARTICULARS

Double glazed door with two large double glazed panels to:

ENTRANCE HALL

Stairs rising to the first floor with oak banisters and newel posts with glazed inset panels. Exposed timber beams. Storage cupboard. Herringbone LVT flooring. Cast iron radiator. Door to the garden. Pair of oak doors to the lounge and oak door to:

CLOAKROOM

Vanity unit housing the wash hand basin. W.C. Heated towel rail. Panelling to dado height. Extractor. Herringbone LVT flooring to match.

LOUNGE

24' x 18' (7.32m x 5.49m) Exposed timbers. 2 x pair of double glazed doors to the garden. Open fire place with exposed brick and marble hearth. 2 x large cast iron radiators. Double glazed window to the front.

KITCHEN/DAY ROOM

24' x 12' (7.32m x 3.66m) Herringbone LVT flooring to match the hallway. Base and wall mounted units with granite work tops and inset sink and mixer tap. Bosch oven, hob, microwave and extractor, washing machine, fridge and dishwasher. Wall mounted oil fired boiler. Double glazed window to the rear. Spot lighting. Breakfast area:- Double glazed window to the rear and side. Patio doors to the garden. Cast iron radiator. Exposed timber beams.

LANDING

Cast iron radiator.

BEDROOM ONE

21' x 12' (6.4m x 3.66m) Large double glazed window

to the rear and side. Dormer window. Cast iron radiator. Exposed timbers. Built in bed unit with granite top.

ENSUITE

Walk in, fully tiled shower with glazed panel. W.C. Vanity unit housing the wash hand basin. Heated towel rail. Velox window.

BEDROOM TWO

12' 7" x 10' (3.84m x 3.05m) Dormer window to the garden. Window to the front. Cast iron radiator. Panelling to one wall.

BEDROOM THREE

12' 7" x 9' 3" (3.84m x 2.82m) Velox window to the side. Window to the front. Cast iron radiator. Panelling to one wall.

BEDROOM FOUR/STUDY

11' 3" x 7' 4" (3.43m x 2.24m) Velox window. Cast iron radiator.

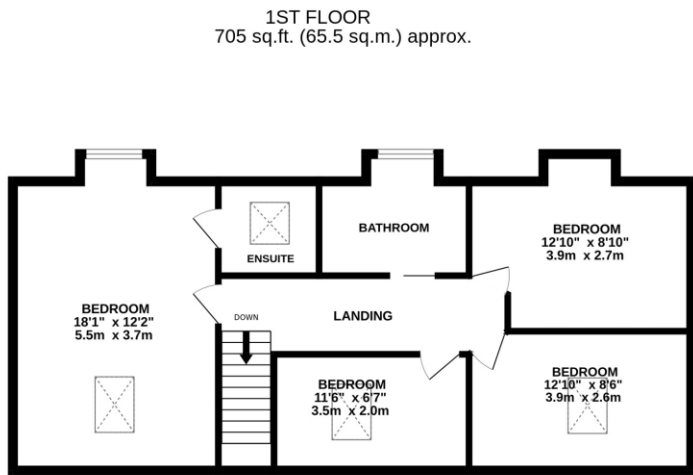
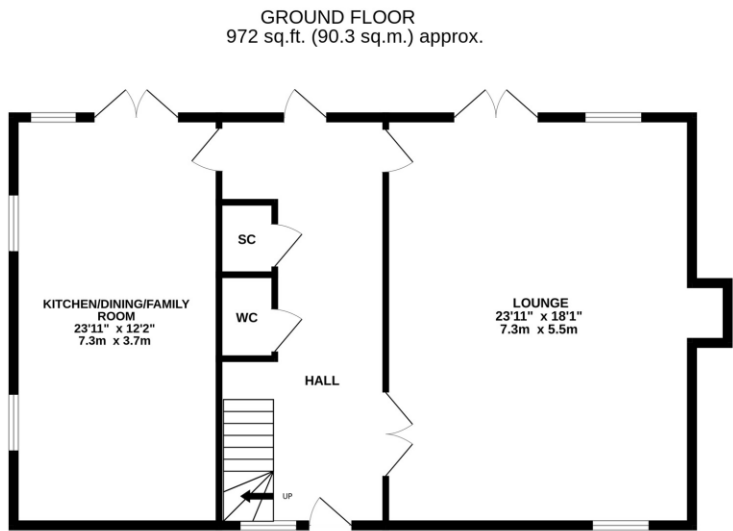
BATHROOM

Free standing cast iron bath. Vanity unit housing the wash hand basin. W.C. Heated towel rail. Double glazed dormer window to the garden. Extractor.

EXTERNALLY

Garden to the side with access to the driveway via a footpath, alternatively via the doors from the lounge, hallway or kitchen onto the terrace area. Mainly laid to lawn with stunning field views. Drive with parking for several vehicles.





TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements