



1 Cherry Orchard, Oakington  
Cambridge, CB24 3AY

**Guide price £725,000**



# 1 Cherry Orchard

Oakington, CB24 3AY

- Detached property
- Double garage
- Desirable village location
- Excellent transport links
- Private, enclosed garden

A substantial detached 4-bedroom family home, with an integrated double garage and private, enclosed garden, located in the heart of the desirable village of Oakington.

1 Cherry Orchard occupies a corner plot, extending to over 1,600 sqft, and offers a real opportunity to create a wonderful family home.

The accommodation includes a welcoming, wide hallway with understairs storage and a useful cupboard for coats and shoes. The large main living room is very light due to its dual aspect and has a decorative feature fireplace. There is a second reception room which would make an excellent home office or playroom, and has views over the garden.

Through double doors at the end of the hallway is the impressive, open-plan kitchen/dining room. The kitchen has modern handle less cabinets and a stone worktop, which also forms a breakfast bar. There is an integrated dishwasher, oven, and combi-oven. From the dining area there are doors to the garden and there is also side access from the kitchen. Adjacent to the kitchen is a separate utility room offering good storage and space for laundry.







Upstairs there is a wide, open landing with two additional storage cupboards. The primary bedroom is a large double room, overlooking the rear garden, with integrated cupboards and a large ensuite shower room.

There are three further bedrooms, two of which are also good-sized doubles and a third large single room. The family bathroom has a bath, separate shower, vanity unit, and heated towel rail.

To the rear, the garden is impressively private, with mature shrubs at the borders. There is a small patio area and lawn, as well as side access to the front of the property, where there is two off-road parking spaces.

Oakington is a popular village just 5 miles north of Cambridge. It forms part of the guided busway providing easy access to Cambridge and is well positioned for access to the A14 and M11. Sat Nav: CB24 3AY and WhatThreeWords: ///dressings.redouble.winner





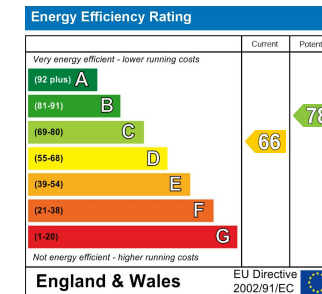
## Floor Plan



## Area Map



## Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: F

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