



Wellington House, 6 Coles Lane,  
Oakington, CB24 3BA

**Guide price £1,350,000**



## 6 Coles Lane

Oakington, CB24 3BA

- Imposing Victorian detached house
- Fabulous gardens of about 1/2 acre
- About 3 miles from Cambridge
- No chain

A beautiful 5 bedroom detached Victorian house of about 3200 sq. ft, with a large contemporary extension and mature grounds of about 1/2 acre.

This handsome and imposing house is located in the centre of the village, enclosed by high brick walling and accessed via electric gates.

The accommodation is extensive and has been stylishly refurbished by the current owners. There is a large reception hall which has a bay window and french doors to the front garden, an open fireplace, an unusual and striking curved staircase and woodblock floor. The drawing room has a dual aspect, and a marble fireplace. The dining room has an attractive fireplace and stripped floorboards. The current owners extended the house at the rear with a significant, open-plan living space that includes two large sliding doors with electric blinds, rooflights and large-format floor tiles with underfloor heating. The original external brickwork has been retained within the extension as a feature wall, and there is also an integrated sound system. The





kitchen area has a fabulous island with a quartz countertop and waterfall end panels. Appliances are all built-in and include an induction hob, extractor and two ovens as well as a boiling water tap. The original kitchen area has been retained as a scullery/large utility room, and it is fitted with handmade units and an additional gas range cooker. There is a butler sink and an exposed brick floor. The layout is perfect for large families and those who like to entertain.

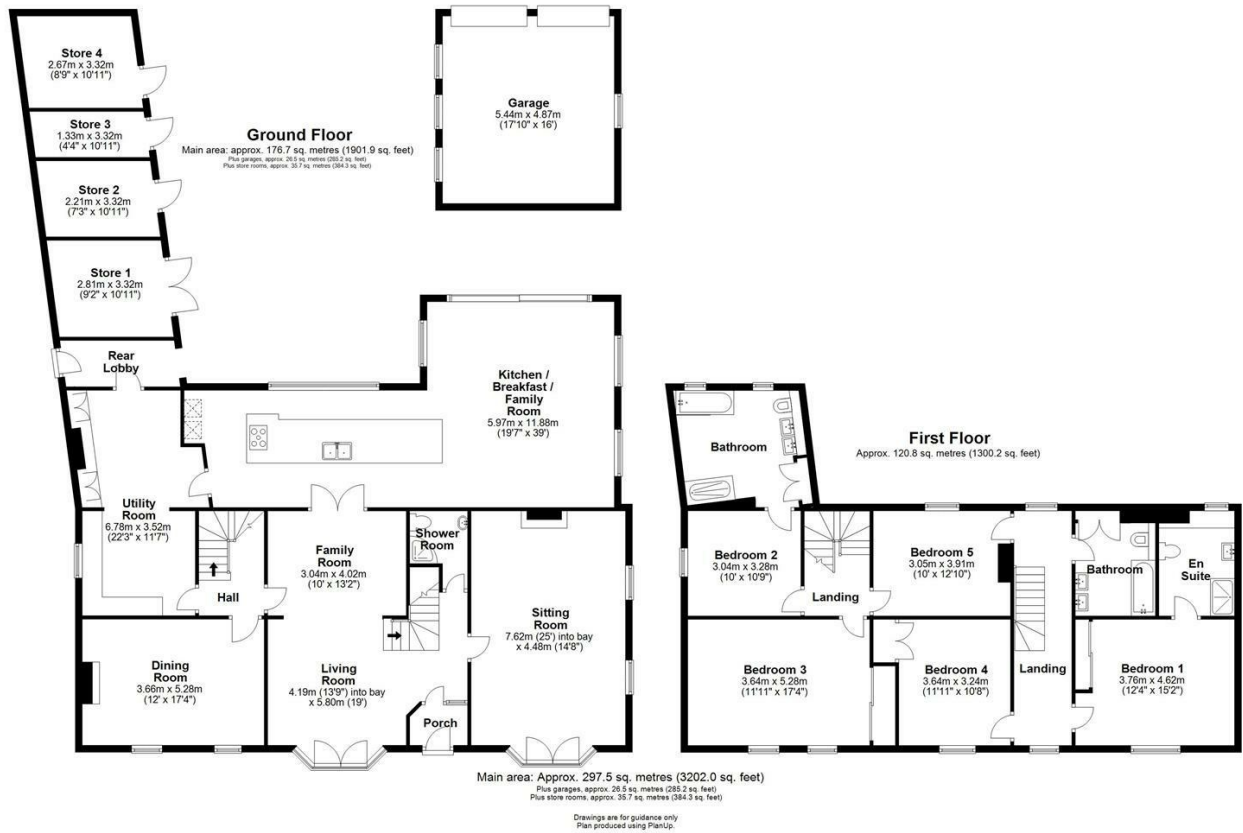
There are two staircases to the first floor, meaning the layout is particularly flexible. There are five good-sized bedrooms, all have fitted cupboards, and three have original stripped floorboards. There is a family bathroom and two en-suites, all have been completely refitted with high-quality sanitaryware and attractive wall and floor tiling.

The house has gas central heating, a burglar alarm and CCTV.

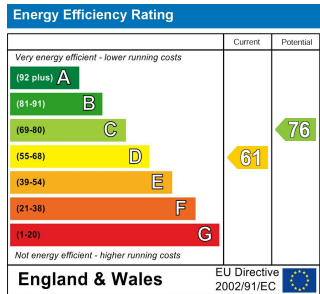
The house is set back from the road behind a high brick wall. There are electric gates and an intercom, which leads to the extensive driveway. The gardens and grounds surround the house and are wonderfully mature. Great care has been taken in the planning, design and planting to ensure privacy, colour and a picturesque backdrop. There are a number of large trees, an intensive terrace adjoins the rear of the house, as well as a block of four outbuildings ideal for storage or possibly conversion (subject to consent). At the end of the garden is a double garage, which is also used for storage.

Behind the outbuildings is a further "secret garden" currently a vegetable/kitchen garden and accessed via the rear lobby.





## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: G

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Cambridge Victoria  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

Waterbeach  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com