Water Lane, Oakington, CB24 3AL

CHEFFINS

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Oakington,
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Guide Price £900,000

- Exceptional Six Bedroom Detached Victorian Family Home
- Stunning Open Plan Kitchen / Dining / Family Room
- Three Further Reception Rooms Including Family Room / Study
- Underfloor Heating Throughout The Ground Floor
- Principal Bedroom Suite With En Suite Shower Room
- Five Further Well Proportioned Bedrooms
- Family Bathroom, Secondary Bathroom & Ground Floor Cloakroom
- Detached Double Garage With Power & Lighting
- Ideal Balance Of Modern Family Living As Well As Period Charm
- Prominent Central Village Location

An exceptional and substantially improved six bedroom detached double fronted Victorian family home, full of character and period features, occupying a highly sought after position within this established Cambridge location. Offering over three floors of beautifully presented accommodation, the property centres around a stunning open plan kitchen, dining and family room, complemented by three further reception rooms, two bathrooms, a detached double garage and private landscaped gardens designed for modern family living and entertaining.

LOCATION

Water Lane is a truly distinctive Victorian home, formerly serving as Oakington's village Post Office and now thoughtfully transformed into an exceptional family residence. Rich in history and original character, the property continues to display many of the architectural features synonymous with its period, whilst benefiting from an extensive programme of refurbishment and sympathetic improvement. This improvements include FTTP broadband resulting in speeds up to 1gb as well as underfloor heating throughout the ground floor. The result is a superb blend of timeless charm and contemporary living, creating a home that is both full of personality and ideally suited to modern family life. Water Lane occupies one of Oakington's most desirable positions within this highly regarded South Cambridgeshire village, just a few miles north west of Cambridge. The village enjoys an excellent range of everyday amenities including a primary school, village shop, recreation ground and community facilities, whilst nearby Histon and Impington provide an even broader selection of independent shops, cafés and services. Oakington is exceptionally well connected, offering convenient access to the A14, M11, Cambridge Science Park and the Guided Busway, with regular services to Cambridge city centre, Cambridge North Railway Station and Addenbrooke's Hospital. Combining an attractive village setting with outstanding connectivity, Oakington remains one of the area's most sought after locations.

ORIGINAL PANELLED ENTRANCE DOOR
with picture light above leading through into the welcoming entrance hall, featuring painted wood panelling, moulded cornicing, moulded ceiling rose, engineered oak flooring, radiator, staircase rising to first floor accommodation, and panel doors leading to the respective rooms.

CLOAKROOM
Comprising a two piece suite consisting of a low level WC and hand wash basin with hot and cold taps. Tiled surround, continuation of the engineered oak flooring from the entrance hall, underfloor heating, and extractor fan.

FAMILY ROOM / STUDY
A versatile reception room featuring moulded cornicing, moulded ceiling rose, painted wood panelling, and an open feature fireplace with painted wooden mantel and stone hearth creating an attractive focal point, underfloor heating. Double glazed sash window to the front aspect.

SITTING ROOM
A beautifully proportioned reception room with continuation of the engineered oak flooring from the entrance hall, underfloor heating, moulded cornicing, moulded ceiling roses, and a cast iron feature fireplace with ornate surround, painted wooden mantel, and stone hearth. Double glazed sash windows to both the front and side aspects provide excellent natural light, whilst a set of double glazed doors lead out onto the covered side return.

OPEN PLAN KITCHEN / DINING / LIVING ROOM
The kitchen area is fitted with an extensive range of wall and base mounted storage cupboards and drawers beneath granite work surfaces. Inset five ring gas hob with tiled splashback and extractor hood above. Inset one and a quarter bowl stainless steel sink with mixer tap and drainer. Integrated dishwasher, integrated microwave, Samsung oven, and space and plumbing for an American style fridge freezer.

A matching range of units forms both a central island and a substantial storage peninsula, each finished with granite worktops creating useful breakfast bar seating areas.

The kitchen further benefits from tiled flooring, underfloor heating, inset LED downlighters, part vaulted ceilings, and an abundance of skylights creating a bright and airy atmosphere.

The dining and living area enjoys continuation of the tiled flooring, underfloor heating, inset LED downlighters, double glazed sash windows to the side aspect, further part vaulted ceilings with numerous skylights, and a set of double glazed doors opening directly onto the rear garden, creating an exceptional space for both everyday family life and entertaining.

UTILITY ROOM
Fitted with a range of wall and base mounted storage cupboards and drawers beneath granite work surfaces. Inset stainless steel sink with mixer tap and drainer, space and plumbing for both washing machine and tumble dryer, continuation of the tiled flooring from the kitchen, underfloor heating, and extractor fan.

FIRST FLOOR

LANDING
Continuation of the attractive wood panelling rising from the entrance hall and staircase. Stairs rise to the second floor accommodation, inset LED lighting, radiator, and panel doors leading to the respective rooms.

BEDROOM TWO
A generous double bedroom featuring a cast iron fireplace with painted wooden mantel and stone hearth, radiator, and double glazed sash windows to both the front and side aspects. Panel door leading through to a useful storage area with cupboard housing the pressurised hot water cylinder and a further double glazed sash window to the front aspect.

BEDROOM THREE
Featuring a fireplace with painted wooden mantel and stone hearth, radiator, and double glazed sash window to the front aspect.

BEDROOM FOUR
Featuring wood effect flooring, painted wood panelling, radiator, inset LED downlighters, and double glazed sash window overlooking the rear garden.

BEDROOM FIVE
Featuring wood effect flooring, radiator, and double glazed sash windows to both the side and rear aspects.

FAMILY BATHROOM
Beautifully appointed and comprising a four piece suite consisting of a panel enclosed bath with mixer tap and shower attachment, large shower cubicle with wall mounted shower, low level WC with concealed dual flush, and hand wash basin with mixer tap set above fitted storage cupboards and drawers.

Complemented by tiled surrounds, tiled flooring, heated towel rail, inset LED downlighters, extractor fan, and double glazed privacy window to the rear aspect.

SECOND FLOOR

LANDING
With inset LED downlighters and a particularly deep eaves storage cupboard. Panel doors lead to the respective rooms.

PRINCIPAL BEDROOM SUITE
An impressive principal suite featuring part pitched ceilings and an extensive range of built in eaves storage spanning the full width of the property. Further benefits include wood effect flooring, inset LED downlighters, radiators, double glazed window to the front aspect, and Velux skylight with fitted blind overlooking the rear.

EN SUITE SHOWER ROOM
Comprising a three piece suite consisting of a large central shower enclosure with ceiling mounted rainfall shower and glazed screen, low level WC with concealed dual flush, and hand wash basin with mixer tap set above storage cupboards. Further complemented by tiled surrounds, additional fitted storage cupboards, recessed shelving, storage built into the chimney breast recess, heated towel rail, wood effect flooring, inset LED downlighters, extractor fan, double glazed window to the front aspect, and Velux skylight to the rear.

BEDROOM SIX / DRESSING ROOM
Currently utilised as a dressing room and featuring inset LED downlighters together with a Velux skylight with fitted blind overlooking the rear garden. A flexible space which could equally serve as a sixth bedroom, nursery, hobby room, or home office.

OUTSIDE
A particular feature of the property is the extremely private and thoughtfully landscaped rear garden, designed with ease of maintenance and outdoor entertaining in mind. Immediately adjoining the rear of the kitchen via a set of double glazed doors is an extensive paved patio terrace, providing an excellent space for both relaxation and al fresco dining. The patio is enclosed by low level timber sleeper retaining borders with steps rising to the main garden, which is principally laid to artificial lawn and complemented by a variety of defined planting beds incorporating slate chippings and raised timber sleeper borders, all well stocked with an attractive selection of established shrubs and planting.

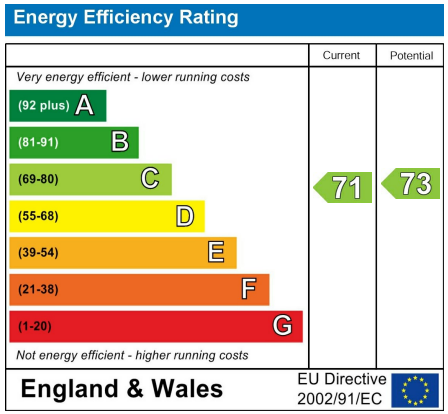
Further enhancing the garden is a raised fish pond with glazed frontage and pump system, creating an attractive focal point within the space. To the rear of the garden is a further raised seating area centred around a mature tree, together with a useful enclosed bin storage area which could be converted to add a storage/shed space. The garden is enclosed predominantly by timber fencing and enjoys an excellent degree of privacy throughout, whilst a side access gate leads directly onto the driveway and garage area.

Accessed directly from the sitting room via double glazed doors, the covered side return provides a highly practical and sheltered outdoor space. Finished with decking, enclosed by timber fencing and benefiting from external power points and wall mounted lighting, it offers excellent additional storage or utility space.

The property further benefits from a part shared driveway providing off street parking for multiple vehicles and leading to the detached double garage. The garage is fitted with power and lighting and benefits from an electrically operated roller door.

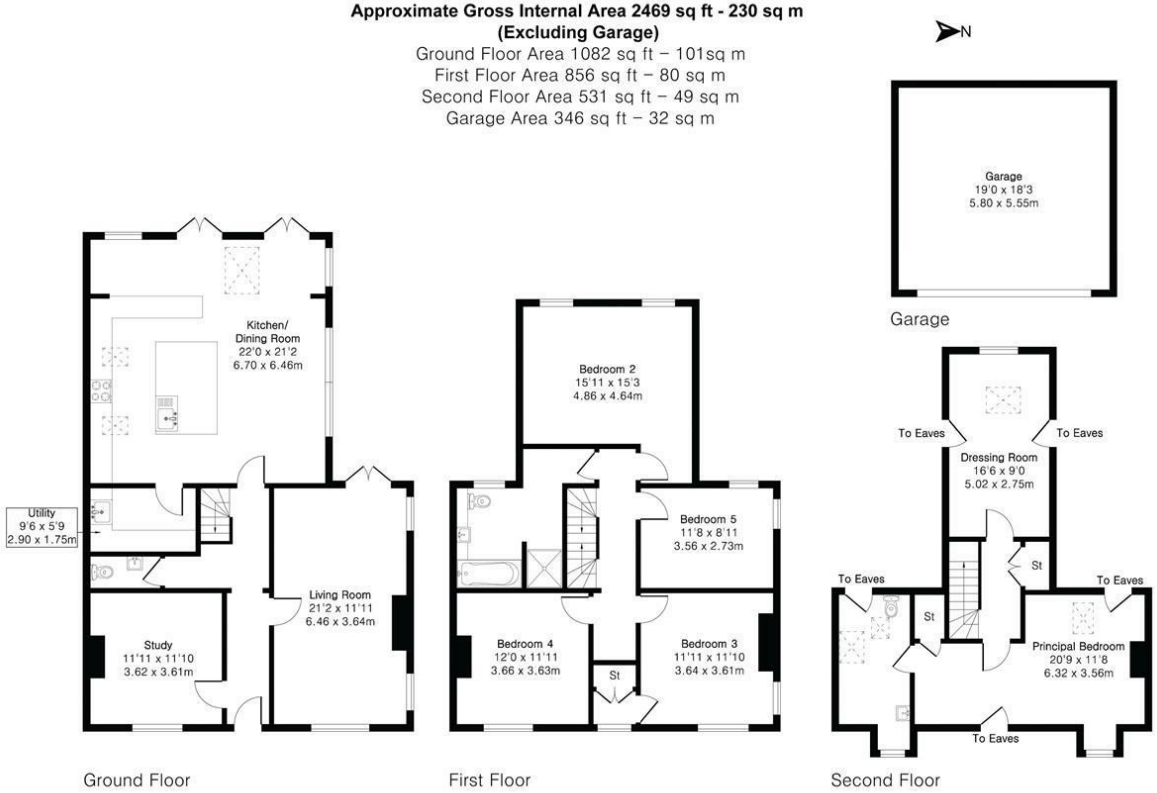
To the front, the property is approached from Water Lane via an attractive wrought iron pedestrian gate. The front boundary is enclosed by a low level brick wall with formal planting and gravelled areas, creating an attractive approach and enhancing the property's excellent kerb appeal.

YORK!



Guide Price £900,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 2469 sq ft - 230 sq m
(Excluding Garage)
Ground Floor Area 1082 sq ft – 101sq m
First Floor Area 856 sq ft – 80 sq m
Second Floor Area 531 sq ft – 49 sq m
Garage Area 346 sq ft – 32 sq m



PINKPLAN

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For more information on this property please refer to the Material Information Brochure on our website.

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