



**Radcliffe & Rust**  
Residential sales & lettings

**21a High Street, Cambridge CB24 3AG**  
**Guide Price £435,000**

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this attractive mid-terrace, three-bedroom house (with converted attic room) in the peaceful village of Oakington, on the popular northwest side of Cambridge. This property is perfectly positioned for someone wanting village life but who needs easy links to the M11, A14 and A428. Oakington is less than seven miles from Cambridge City Centre and a similar distance from Huntingdon, so it is perfect for commuters into either town or those looking for a slower pace of life but still close to all the amenities. Bus services from the village regularly run into Cambridge, and there is a large selection of amenities on your doorstep, including a village shop, post office, a popular public house called The White Horse, a community café and a playground/sports field, to name just a few. High Street, Oakington is in the catchment area for Oakington Church of England Primary School, rated good in its last Ofsted inspection. Children over 11 usually attend secondary school at nearby Impington Village College.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this beautifully presented three bedroom mid-terrace home, ideally positioned on High Street, Oakington.

The property is approached via the main front garden. Entering through the garden gate (located opposite the private off-road parking area with one allocated space), you walk through the lawned garden to the front door. Once inside, you are welcomed into the entrance hallway with stairs rising immediately ahead to the first floor. To your left is the generous downstairs cloakroom, fitted with a W.C., hand basin with useful storage beneath, heated towel rail and mirrored vanity unit. Finished in neutral tones, this spacious room also offers practical additional storage space for coats and shoes.

Across the hallway you enter the heart of the home – the impressive open-plan lounge, dining and kitchen area. This bright and sociable space is ideal for both everyday family life and entertaining. At the far end of the room, the lounge area centres around a striking exposed brick fireplace with surround, creating a warm focal point. On either side, alcoves with built-in storage cupboards and shelving add character and functionality. The wooden flooring flowing in from the hallway enhances the sense of continuity and warmth throughout the ground floor.

The central portion of the room provides ample space for a dining table and chairs, naturally zoning the area without interrupting the open-plan feel. The layout offers flexibility, allowing the space to be styled to suit a variety of needs and lifestyles.

The kitchen area sits seamlessly within the open-plan design, with no separating doors, ensuring a sociable atmosphere for cooking and entertaining. Wooden wall and base units are complemented by grey worktops and tiled splashbacks, creating a neutral yet welcoming finish. Appliances include a freestanding washing machine and dishwasher, integrated fridge-freezer and single oven, offering practicality without compromising on style.

On the first floor, the landing leads to two bedrooms and the family bathroom. Directly ahead at the top of the stairs is bedroom one, a spacious double room featuring built-in double wardrobes and a beautiful original fireplace – a charming and characterful feature that adds real personality to the space. Soft neutral décor and carpeting create a calm and comfortable retreat.

The family bathroom is positioned centrally on the landing and comprises a W.C., hand basin, bath with overhead shower and heated towel rail. Finished in light, neutral tones, the room feels fresh and functional.

Bedroom two, located at the opposite end of the landing, is a generous single room that could equally serve as a home office, gym or nursery, offering excellent flexibility for modern living.

Rising to the second floor, you will find the third bedroom within the loft conversion – a true highlight of the property. With sloping ceilings adding character and Velux windows flooding the room with natural light, this versatile space comfortably accommodates a double bed and additional furniture. It is a peaceful and private area, ideal as a principal bedroom, guest room or dedicated workspace.

Externally, the rear garden is mainly laid to lawn with a pleasant seating area, perfect for enjoying warmer months with outdoor dining and entertaining. A shed is positioned at the bottom of the garden beside the gate leading to the private parking area. The property benefits from one allocated parking space in this off-road area.

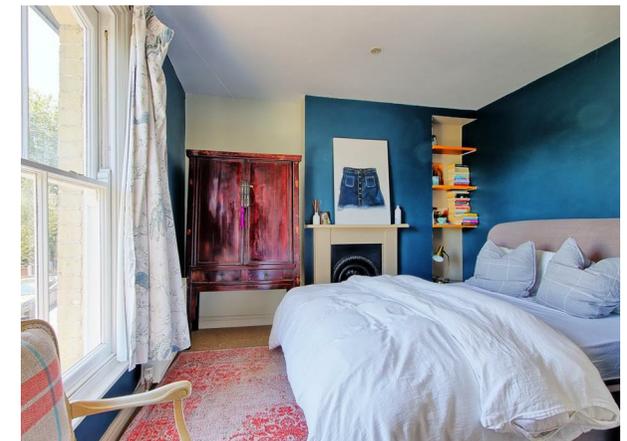
High Street, Oakington offers a wonderful village setting while remaining conveniently located for access to Cambridge and surrounding transport links. This charming and well-maintained home presents an excellent opportunity for buyers seeking character, space and practicality in equal measure.

Please call us on 01223 307898 to arrange a viewing at High Street, Oakington and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

#### Agent notes

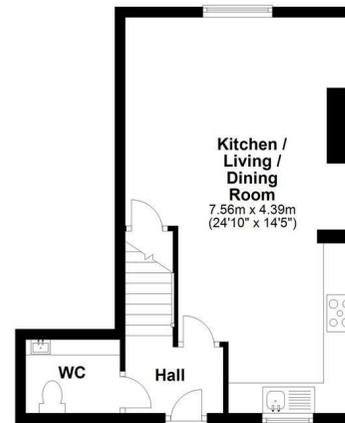
Council tax band C.

Tenure: Feehold

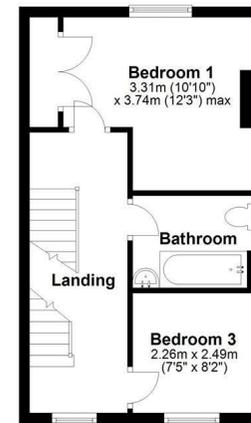




**Ground Floor**  
Approx. 35.9 sq. metres (386.2 sq. feet)



**First Floor**  
Approx. 33.5 sq. metres (361.0 sq. feet)



**Second Floor**  
Approx. 19.0 sq. metres (204.5 sq. feet)



Total area: approx. 88.4 sq. metres (951.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

