



13 Mead View, Oakington, Cambridge, CB24 3BH
Guide Price £485,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DELIGHTFUL, DETACHED RESIDENCE, NESTLED WITHIN A WELL-REGARDED CUL-DE-SAC AND BENEFITTING FROM BEING WITHIN THE CATCHMENT OF THE HIGHLY SOUGHT AFTER IMPINGTON VILLAGE COLLEGE.

- Detached house
- 1250 sqft/117 sqm
- Gas fired central heating to radiators
- Front and rear gardens
- Council tax band-E
- 4 bedrooms, 3 reception rooms, 1 bathroom
- Constructed around 1976
- Large driveway and integral garage
- EPC-C/70
- No onward chain

Constructed around 1976, this family home was later extended to the rear with the addition of a conservatory and now provides generous accommodation measuring 117 sqm / 1250 sqft (excluding the garage).

This spacious family home benefits from a large entrance hall ideal when having buggies in tow and three reception rooms which includes a dining room with large patio doors opening onto the rear garden, a 21ft living room with large window overlooking the mature front garden and a conservatory overlooking the rear garden. The kitchen for the property benefits from shaker style cabinetry at both eye level and base level, and integrated appliances which include a double oven, a dishwasher, a fridge/freezer and an electric hob with extractor above. Completing the ground floor is a WC accessible off the entrance hallway and an integral garage also accessible off the entrance hall.

To the first floor are four well-proportioned bedrooms, all double in size. Serving the four bedrooms is a family bathroom suite benefitting from a panelled bath with tiled walls, shower over, a sink with vanity unit below and a low-level WC.

Externally, to the front of the property is a large block paved driveway which leads up to an integral garage and a mature front garden laid predominantly to lawn with a variety of flowers and shrubs located within the borders. The rear garden of the property has a substantial patio area accessible off the dining room/kitchen with a pergola above, ideal for entertaining in the warmer months of the year. The rear garden is fully enclosed, has a lawn area and a mature flower bed with an array of trees and shrubs nestled within.

Location

Oakington is a much-admired village just 5 miles north of Cambridge on the fringe of open countryside and with excellent local facilities available. The Guided Busway with adjoining cycle path (running from Huntingdon Railway Station, through neighbouring Histon, to Trumpington Park & Ride) is less than a 5 minute walk from the property, and provides a direct link to Cambridge City Centre and of course the University; both Cambridge Railway Stations; the Science Park; and Addenbrooke's Hospital. The A14, M11 and A1 are also within easy reach.

The property falls within the catchment area of the highly sought after Impington Village College (Ofsted rated 'outstanding' and recently voted Sunday Times Comprehensive School of the Year). Oakington CoE Primary School is rated 'good', and nearby Histon offers two 'outstanding' primaries to choose from; whilst Busy Bees Nursery in Westwick is also rated 'outstanding'.

In the village there is a large garden centre with café, a convenience store with post office, and a public house. The highly-regarded Longhorn Farmshop is very nearby, and three golf clubs are within a few minutes' drive, as is Histon with its many pubs, shops, cafes and other services. Within walking distance are Northstowe Lakes, and multiple public footpaths across beautiful farmland.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage

Statutory Authorities

South Cambridgeshire District Council
Council tax band-E

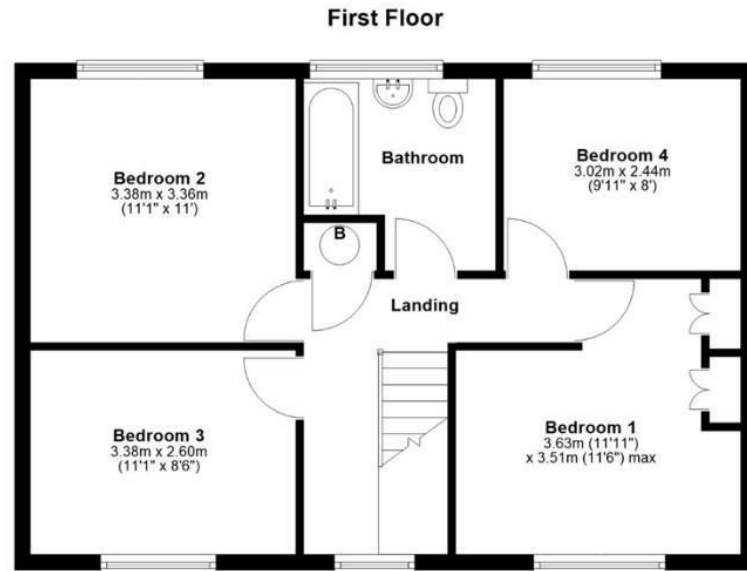
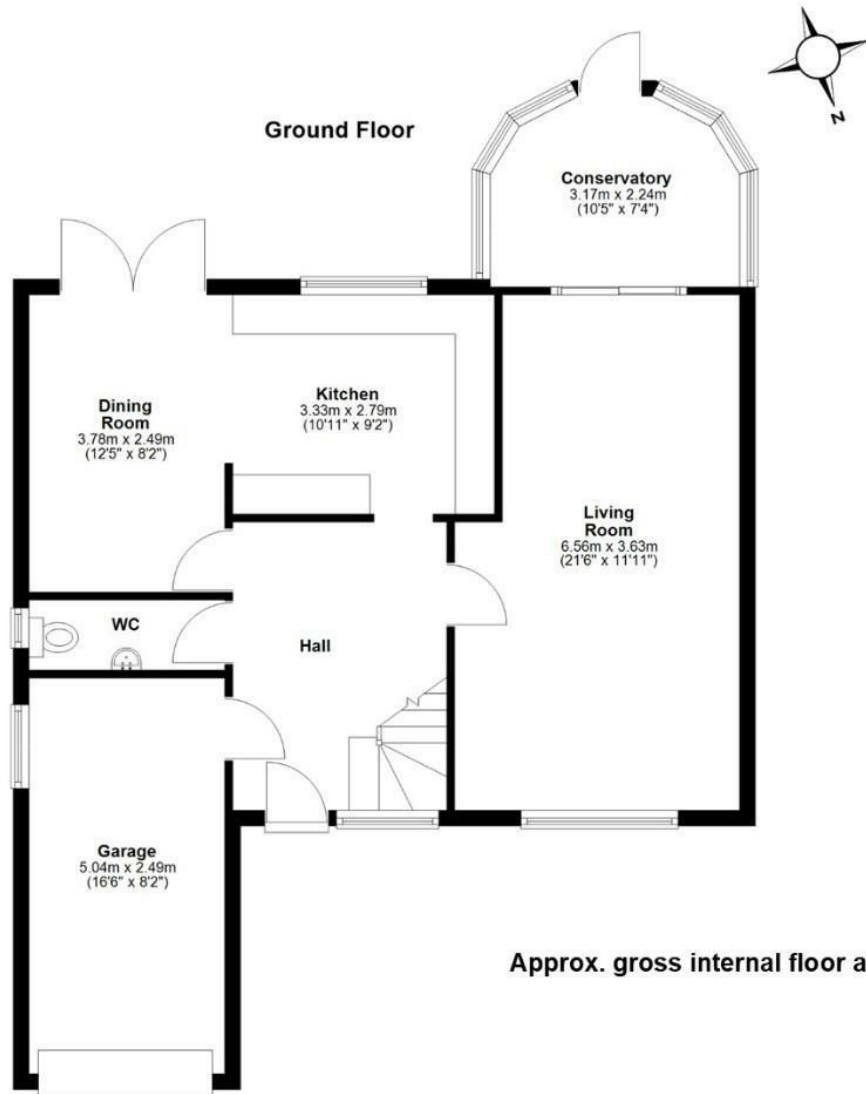
Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Approx. gross internal floor area 117 sqm (1250 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	81
EU Directive 2002/91/EC			

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

