



Rampton Road, Cottenham Cambridge CB24 8TJ



welcome to

Rampton Road, Cottenham Cambridge

An extended three double bedroom older style family home set in superb long landscaped gardens with a double garage and workshop in this excellent family orientated village.

Accommodation

Location

Cottenham surrounded by open countryside, lies about six miles north of Cambridge and ten miles southwest of Ely. The Cambridge northern bypass is within four miles which provides access onto the M11 motorway and A14 to Huntingdon. Shopping facilities along the High Street include chemist, supermarket, post office, newsagents, doctors' surgery and excellent community centre. A primary school is situated in Lambs Lane whilst Cottenham Village College provides secondary education and evening recreational community facilities. With easy access into the city this family orientated village has gone from strength to strength in recent years.

Reception Hall

The main entrance is part of a 25 year old porch, added at the same time as the conservatory. Doors to:-

Cloakroom

comprising of a low level W.C. Wash hand basin. Window to front aspect.

Inner Hallway

with stairs leading to the first floor and storage cupboard under. Opaque window. Doors to:-

Dining Room

a twin aspect room to the front of the property with a tall ceiling and picture rail and a period fireplace with tiled hearth and surround, timber mantle piece.

Living Room

a good size extended reception room to the rear with tiled hearth and electric fireplace, two sets of side windows with private outlook and sliding patio doors open to the rear conservatory.

Conservatory

constructed with an exposed brick lower wall, uPVC windows and doors cathing the sun all day.

Kitchen

with a range of top and base units and work surfaces over. Splash back tiling. Electric oven, gas hob and concealed extractor hood over. Window to rear aspect and personal door leading outside.

First Floor Landing

opaque window to side aspect. Airing cupboard housing the replaced Ariston boiler. Doors to:-

Bedroom 1

a large double bedroom going across the rear of the property with twin windows to rear aspect and superb views. This could easily divided into two separate bedrooms if necessary.

Bedroom 2

is another double bedroom with built in wardrobe and window to side aspect.

Bedroom 3

is again another double bedroom with a period fireplace and views over Cottenham water tower.

Bathroom

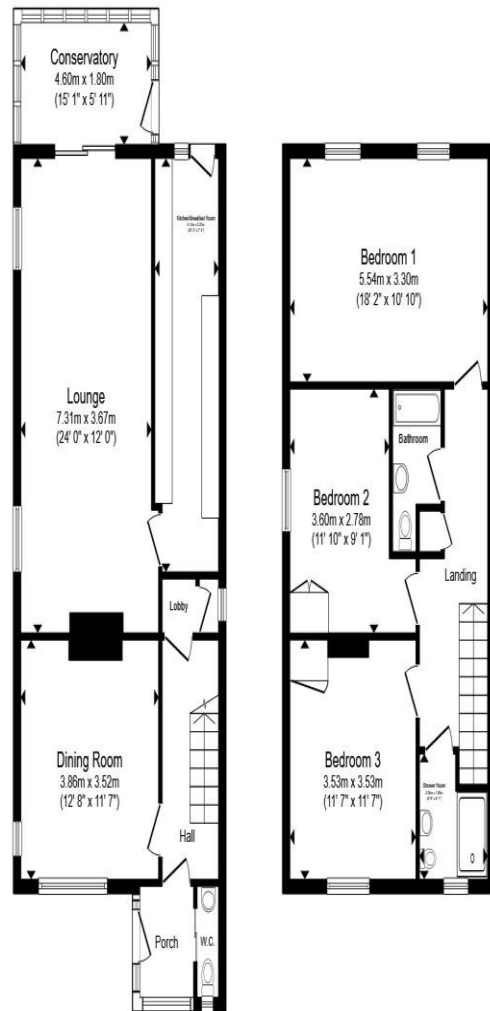
a coloured three piece suite with bath with mixer tap/shower attachment, wash hand basin and WC with splash back tiling, extractor fan and radiator.

Shower Room

refitted in 2019 with a modern walk in shower, third WC, hand basin, heated towel rail, tiled walls, extractor fan and loft access.

Outside

A tall hedge either side of a iron gate encloses the generous front and side gardens, well kept with a block paved pathway, side hedgerow, mature borders, trees and lawn. A vehicular right of way, off Rampton Road between no.s 85 and 83 allows for ample parking accessed via a broad electric gates accessing a large block paved area in front of a detached brick and pitched roof double garage, light and power - measuring internally 5.65m (18.54ft) x 5.87m (19.26ft) with light and power, side door and window. The block pavior continues alongside the garage opening to a landscaped garden with a central pathway, lawn and shrub and plant borders - a quiet retreat leading to a generous vegetable garden with a variety of fruit and vegetable, a greenhouse and a substantial brick built outbuilding/workshop with uPVC double glazed windows and doors and a block paved floor measuring internally 3.17m (10.40ft) x 7.90m (25.92ft) with the potential as a home office, workshop, man cave or similar tucked away to the far end of this long plot.

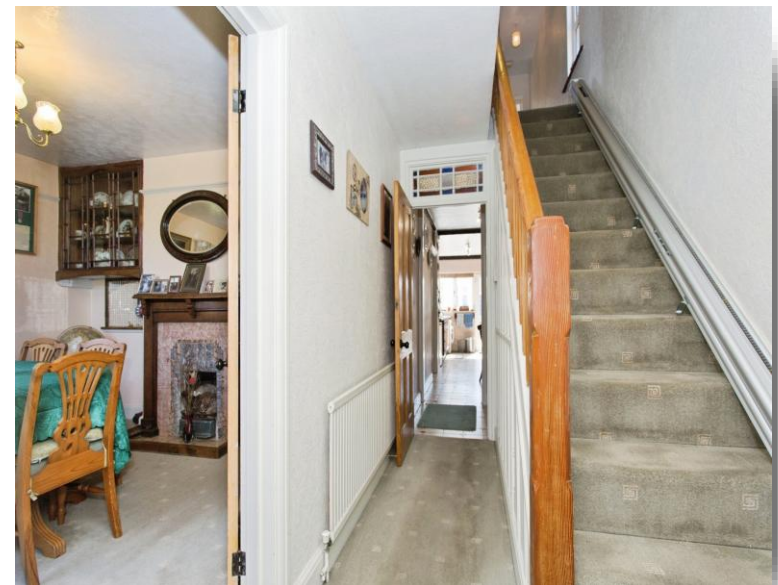


Ground Floor

First Floor

Total floor area 126.1 m² (1,358 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Rampton Road,
Cottenham Cambridge

- Detached House
- Three Bedrooms
- Double Garage
- Home Office/Studio in Rear Garden
- Long Landscaped Rear Gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in excess of
£550,000



view this property online sequencehome.co.uk/Property/HIS100263



Property Ref:
HIS100263 - 0007

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