

ENTRANCE PORCH Obscured double glazed window and door to front, door to inner hall way, inset spotlights to ceiling.

INNER HALLWAY Doors off, built-in cloaks cupboard, loft access, inset spotlights to ceiling, radiator.

OPEN PLAN LIVING ROOM 17' 11" x 16' 10" (5.46m x 5.13m) Full height double glazed window to front, window to side, open fireplace with stone hearth and surround, inset spotlights to ceiling.

KITCHEN/BREAKFAST ROOM 11' 9" x 10' 10" (3.58m x 3.3m) Double glazed window to front, stable door to side. Range of fully fitted wall and base units with drawers under, granite work surface over and return splashback. One and a half stainless steel sink unit with mixer tap, plumbing and space for American style fridge/freezer (included in sale), integrated dishwasher, stainless steel oven and grill, induction hob with matching extractor hood over, cupboard housing oil boiler, two radiators, black slate tiled floor with under-floor heating.

BEDROOM ONE 12' 5" x 9' 11" (3.78m x 3.02m) Double glazed window to rear, two double wardrobes, radiator, engineered oak flooring.

FAMILY BATHROOM Obscured window to side, wc, hand basin and bath with shower attachment over, plumbing and space for washing machine, chrome heated towel rail.

BEDROOM/OFFICE 9' 10" x 6' 11" (3m x 2.11m) Glazed double doors leading to conservatory, radiator.

CONSERVATORY 25' 4" x 10' 10" (7.72m x 3.3m) Brick and double glazed with French doors leading to the garden, glazed double doors lead to second lounge, underfloor heating.

SECOND LOUNGE 21' 3" x 9' 2" narrowing to 5' 8" (6.48m x 2.79m) Doors off, built-in storage, loft access, double radiator, inset spotlights to ceiling.

BEDROOM TWO 13' 6" x 9' 0" (4.11m x 2.74m) Double glazed window to rear, double built-in wardrobe, double radiator.



BEDROOM THREE 10' 2" x 9' 0" (3.1m x 2.74m) Double glazed French doors, window to rear, inset spotlights to ceiling, radiator.

SHOWER ROOM Wet room with fully tiled walls and floor, bowl sink unit, walk in shower with Mira body jet system with rainfall and hand held shower head and glazed door. Wall mounted bathroom mirror with in-built light and DAB radio, solid wood shelving, chrome heated towel rail, under floor heating.

GARDENS AND PARKING Garden extends to a large lawned area, large tin shed, greenhouse, summerhouse, small shed, bin store.

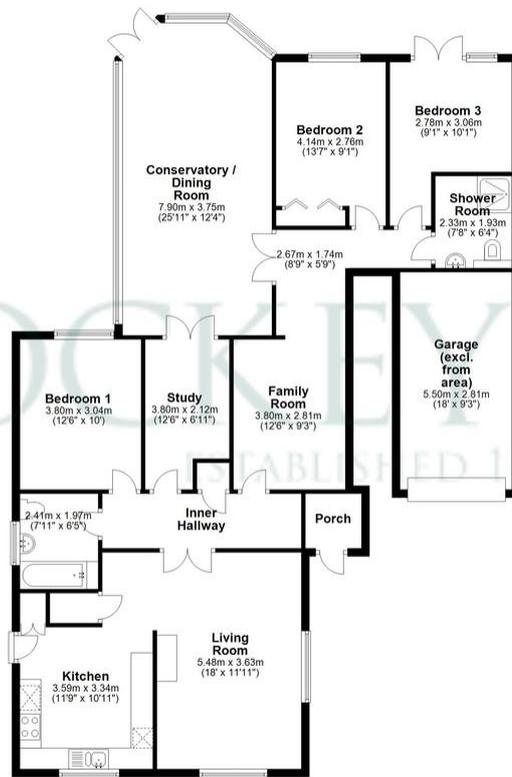
HOME OFFICE/TIMBER WORKSHOP 19' 4" x 9' 6" (5.89m x 2.9m) Double glazed windows, fully insulated, power and light connected.

LOCATION AND FACILITIES Rampton is a small village located approximately 6 miles (9.66 kilometres) north from Cambridge in between Cottenham and Willingham. Rampton is a quaint village with a central village green, village hall and a local public house. It has an eclectic range of properties ranging from beautiful character cottages on the green to modern new build homes. Schooling is provided by Cottenham Primary School with Cottenham Village College providing both secondary schooling and a sixth form as well as adult learning classes. Near the edge of the village lies Giants Hill which are the earthwork remains of an unfinished Medieval castle started in the 12th century. Surrounding here are fields and woodlands that are popular walking areas, adjacent to Giants Hill is the parish Church of All Saints which is notable for its thatched roof. The Black Horse pub has two bars serving traditional food and real ales with a large pub garden behind. Facilities in the village include a recreation ground with a multi-use tennis court and children's play area, village hall and a vehicle repair garage with petrol station.



Floor Plan

Approx. 146.9 sq. metres (1581.4 sq. feet)



Total area: approx. 146.9 sq. metres (1581.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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30 Cow Lane, Rampton, CB24 8QG

Guide Price £550,000 Freehold

A chain free, four bedroom detached bungalow, set within a generous and established plot, which includes an outdoor bar and various outbuildings.

The property has been previously extended and offers well planned and versatile accommodation.



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