

VESTIBULE 8' 5" x 8' 3" (2.57m x 2.51m) Entrance door, radiator, door leading to dining room.

DINING ROOM 17' 3" x 11' 7" (5.26m x 3.53m) Obscured double glazed window to side, stairs leading to first floor, under stairs storage cupboard, two built in cupboards housing electric fuse board, door to inner hallway and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 27' 2" x 8' 3" widening to 16'0" (8.28m x 2.51m)

BREAKFAST AREA Open plan to the kitchen with a double glazed window to side and doors leading to the courtyard, radiator.

KITCHEN AREA Window to rear, range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash backs. Space for range cooker, stainless steel sink unit with mixer tap, space and plumbing for dishwasher, inset spot lights to ceiling, terracotta tiled floor, door to utility room.

PANTRY 7' 3" x 3' 8" (2.21m x 1.12m) Double glazed window to side, wall mounted gas boiler.

UTILITY ROOM 8' 6" widening to 14'10" x 7' 2" (2.59m x 2.18m) Window to side, wall mounted cupboards and shelving, worktop with inset butler sink, space for tumble dryer, double radiator, washing machine, double glazed door to garden.

DOWNSTAIRS CLOAK ROOM Obscured double glazed window to side, w.c, hand basin with tiled splash back, radiator.

INNER HALLWAY Doors off.

GROUND FLOOR BEDROOM 11' 7" x 11' 6" (3.53m x 3.51m) Double glazed bay window to front, double radiator, built in cupboard.

MUSIC ROOM 15' 2" x 9' 7" (4.62m x 2.92m) Double glazed window to front, double radiator.

OFFICE 10' 5" x 10' 5" (3.18m x 3.18m) Double glazed window to rear, radiator.



GROUND FLOOR BATHROOM Obscured double glazed window to rear, w.c, hand basin, bath with chrome shower fitting, tiled splash back, built in cupboard, chrome heated towel rail, inset spot lights to ceiling.



FIRST FLOOR LANDING Window to side and window to rear with recess, velux window to rear, double airing cupboard with hot water cylinder and shelving, further built in cupboard with shelving, loft access.

DRESSING AREA 4' 11" x 4' 6" (1.5m x 1.37m) Range of built in wardrobes with shelving and hanging, steps down to bedroom area.

BEDROOM ONE 12' 7" x 10' 10" (3.84m x 3.3m) Velux window to side, full length triple window overlooking the courtyard, double radiator, loft access, door to potential en-suite.



POTENTIAL EN-SUITE Vaulted ceiling, velux window, double glazed window to rear, plumbing for w.c, hand basin and shower, further loft storage.

BEDROOM THREE 14' 1" x 7' 3" (4.29m x 2.21m) Window to side, velux window to front, loft storage, double radiator.



BEDROOM FOUR 11' 9" x 7' 4" (3.58m x 2.24m) Velux window to front.

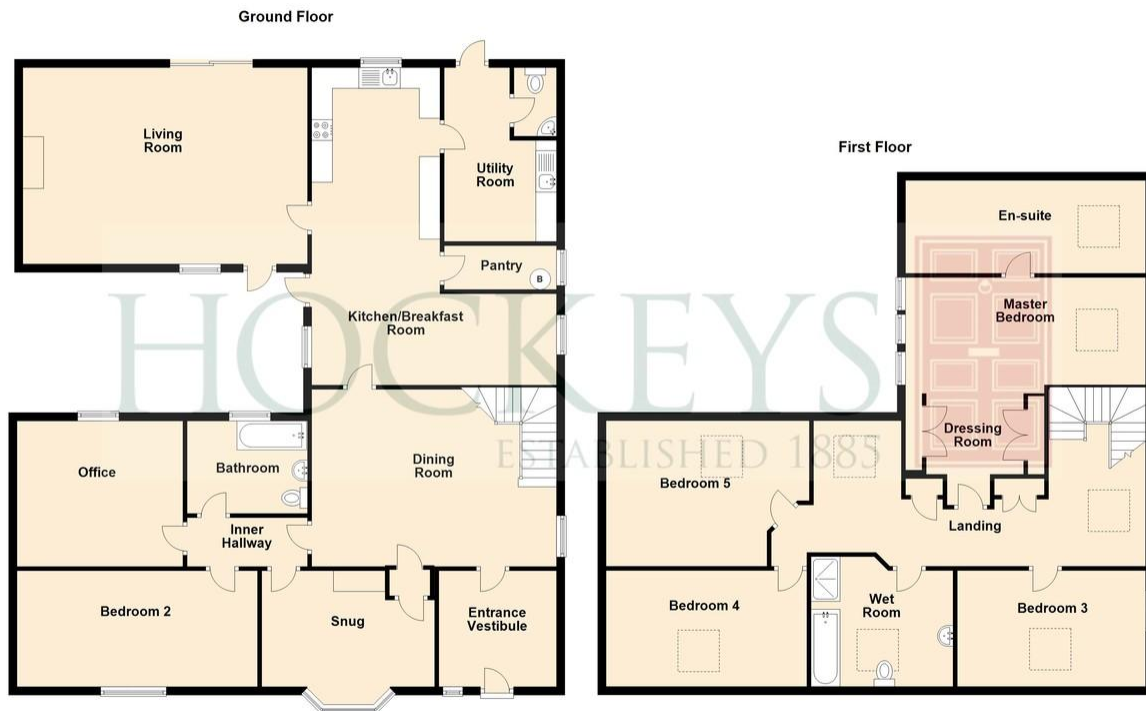
BEDROOM FIVE 13' 10" x 7' 4" (4.22m x 2.24m) Velux window to rear, loft storage.

WETROOM BATHROOM Velux window to front, w.c, wash basin inset to vanity unit with tiled splash back, bath with tiled splash back and chrome shower fitting chrome heated towel rail, tiled shower cubicle with chrome fitting, tiled floor.

GARDENS AND PARKING To the front of the property is a gravelled driveway providing off road parking. The walled rear garden is laid mainly to lawn, paved patio area and various flowers and shrubs set to borders and beds, timber shed. Accessed via the breakfast room is a pretty courtyard providing an ideal space for outdoor dining.



LOCATION Cottenham is found about 7 miles (11.27 kilometres) north from Cambridge and 11 miles (17.7 kilometres) south-west of Ely.



66 Rampton Road, Cottenham

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66 Rampton Road, Cottenham,
Cambridge, CB24 8TH

£495,000 Freehold

An interesting home situated within the heart of this sought after village, the property offers deceptively generous accommodation with its versatile configuration. The property is full of character and truly unique, with an extension and loft conversion. The current vendors have used the ground floor rooms as bedrooms also a study, snug and the main sitting room over looks the rear garden. The central hallway is a perfect dining room with skylights and an open staircase leads to an equally spacious first floor. The kitchen/breakfast room opens to a wonderful private courtyard, ideal for outdoor dining. A gravel driveway provides off road parking and a cottage style and private garden to the rear.



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