

ENTRANCE HALL Entrance door leading to entrance hall with Victorian style radiator, oak internal doors.

DINING ROOM 14' 4" x 13' 6" (4.37m x 4.11m) Sash window to front, two Victorian style radiators, open fireplace, walk in cupboard, open plan to kitchen/dining/family room and door to ground floor bedroom/family room. Oak staircase leading to first floor.

FAMILY ROOM/BEDROOM THREE 14' 3" x 12' 0" (4.34m x 3.66m) Sash window to front, double glazed window to side, fireplace, two Victorian style radiators.

LIVING ROOM 14' 3" x 11' 8" (4.34m x 3.56m) Sash window to front, two Victorian style radiators, door to kitchen.

KITCHEN/DINING/FAMILY ROOM 24' 6" x 11' 10" (7.47m x 3.61m) Double glazed window to rear, bi folding doors leading to garden. Fitted with a range of wall and base units in grey wood effect finish with chrome handles and Quartz work surface over, inset butler sink, integrated dishwasher, fridge and freezer, AG induction stainless steel oven and grill, hob with extractor hood over, island with further storage and wine cooler, walk-in cupboard, two sky lights and spotlights inset to ceiling.

UTILITY ROOM 7' 6" x 5' 9" (2.29m x 1.75m) Double glazed window to rear, continuation of base units with inset stainless steel sink unit, Quartz work surface and return splash back, plumbing and space for washing machine.

GROUND FLOOR SHOWER ROOM WC, hand basin inset to vanity unit, tiled shower cubicle, inset spotlights to ceiling.

BEDROOM ONE 14' 0" x 11' 6" (4.27m x 3.51m) Window to front, original timber beams, Victorian style radiator, strip wood floors.

STUDY/LANDING 13' 10" x 6' 9" (4.22m x 2.06m) Window to rear, Victorian style radiator, strip wood floors, door to bedroom one and first floor bathroom.

FIRST FLOOR BATHROOM Window to front, airing cupboard housing boiler, WC, hand basin set to vanity unit, rolled top free standing bath, half tongue and groove



walls, extractor fan, strip wood floor.

BEDROOM TWO 13' 10" x 12' 1" (4.22m x 3.68m)

Window to front, Victorian style radiator, strip wood floors.

ENSUITE SHOWER WC, hand basin inset to vanity unit, tiled shower cubicle with chrome fittings, chrome heated towel rail, half tongue and groove walls, strip wood floor.

PARKING AND GARDENS A five bar gated entrance leads to the driveway providing off road parking for numerous vehicles, leading to a detached timber clad double garage with pan tiled roof. The walled garden is a generous size and includes a grey slate style patio and area which will be idea for a lawn.

LOCATION Rampton is a small village located approximately 6 miles (9.66 kilometres) north from Cambridge in between Cottenham and Willingham.

VILLAGE INFORMATION 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.

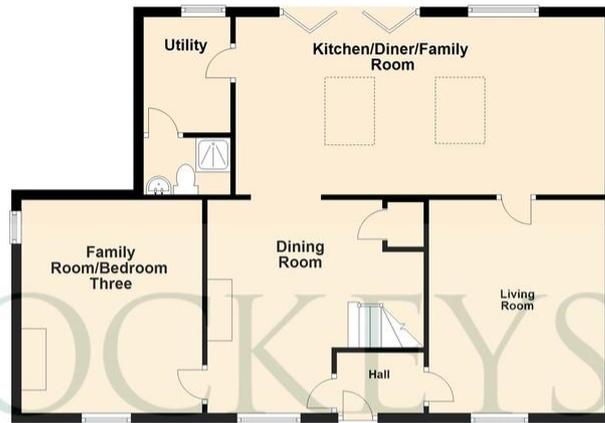
Schooling is provided by Cottenham Primary School with Cottenham Village College providing both secondary schooling and a sixth form as well as adult learning classes. The Village College provides numerous after school events and facilities including a gym, sports hall, tennis courts and a sports field.

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.

FACILITIES 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.

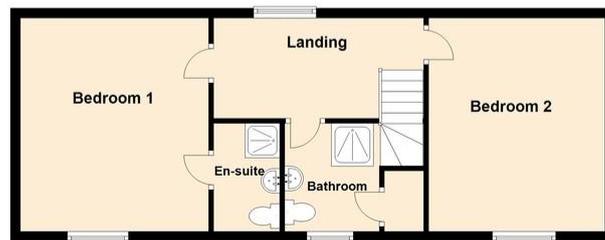


Ground Floor



ESTABLISHED 1885

First Floor



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31 High Street, Rampton, Cambridge,
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£499,995 Freehold

A beautifully renovated, period cottage which is thought to date back originally to 1700's but has recently undergone a full program of renovation. This truly is a piece of history and sits prominently on the High Street amongst other similarly impressive properties. Part of the renovations is a modern addition in the form of an extension to the rear of the property, this includes a much requested open plan kitchen/dining family room, with bi folding doors and ceiling lanterns. The attractive kitchen in a grey painted wood finish with integrated appliances and a Corian worksurfaces. There is also a useful separate utility and ground floor shower room. The reception rooms have fireplaces and the internal doors are all a traditional cottage style wood with mental latches. The first floor comprises two generous double bedrooms, with en suite to master



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