

ENTRANCE HALL Radiator, stairs to first floor.

SITTING ROOM 13' 6" x 10' 10" (4.11m x 3.3m) Double glazed window to front, radiator, gas fire, oak doors throughout.

OPEN PLAN KITCHEN/DINER 20' 9" x 12' 9" (6.32m x 3.89m) Two double glazed windows to side, French doors to garden, radiator. A range of fully fitted wall and base units, drawers under, rolled edge work top surface over, tiled splash back, stainless steel one and a half sink unit with mixer tap, space and plumbing for dish washer, space for cooker, wall mounted gas boiler. Inset spotlights to ceiling, door to rear lobby/utility.

REAR LOBBY/UTILITY ROOM Obscured double glazed door to rear, space and plumbing for washing machine, space for tumble dryer, wall mounted cupboards.

GROUND FLOOR CLOAKROOM Obscured window to side, wc, hand basin, tiled splash back, radiator, tiled floor.

FIRST FLOOR LANDING Double glazed window to side, alarm pad, loft access, radiator.

BEDROOM ONE 11' 8" x 11' 5" (3.56m x 3.48m) Double glazed window to rear, radiator.

BEDROOM TWO 13' 4" x 10' 11" (4.06m x 3.33m) Double glazed window to front, radiator, built in double wardrobe with shelving and hanging, shelving to recess.

BEDROOM THREE 7' 11" x 7' 11" (2.41m x 2.41m) Double glazed window to front, radiator.

FIRST FLOOR BATHROOM WC, hand basin, bath with shower attachment over, fully tiled walls, heated towel rail, airing cupboard with shelving.

PARKING AND GARDENS To the front of the property is a gravel driveway providing off road parking for numerous vehicles, wrought iron fence to the boundary, access to the side of the property leads to a further gravel driveway and paved patio area, an expanse of lawn and is enclosed by fencing with a barn.



**LOCATION** Oakington is a small village positioned approximately 8 miles (12.87 kilometres) north of Cambridge and 11.6 miles (18.67 kilometres) from St. Ives and offers convenient access the nearby A14 and M11.



**VILLAGE INFORMATION** There is a recreation ground off Queens Way with a pavilion which provides sports facilities and functions as a village hall. There are further recreational green spaces on the east of the village, Mansell Wood and Centenary Wood. Local sports clubs include Oakington and Westwick bowls club, Oakington & Westwick tennis club and the football club the Oakington Vikings.



Schooling in the village ranges from a day nursery to a Church of England primary school located on Water Lane. The school catchment for Oakington is Impington Village College which receives positive inspection reports from OFSTED and also provides a 6th form for its pupils and sports centre.

**FACILITIES** The White Horse public house is a traditional English family pub with two bars and a pub garden, which hosts weekly poker night, pétanque, darts and a quiz Night. There is a large garden centre with café and a local convenience store with a post office. Oakington closely borders some larger villages including Cottenham and Histon, which also provides many additional facilities.



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1 Phypers Cottage, Dry Drayton Road,  
Oakington, Cambridge, CB24 3YW

£365,000 Freehold

With wonderful views of open farmland to the front and side of this mature, three bedroom semi detached property. Offered for sale in very tidy order, with great potential for further development STP. The plot measures in the region of 1/5 acre and includes a detached steel frame barn of 36ft x 30ft with internal workshop.



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