

**ENTRANCE HALLWAY** Stairs rising to first floor, double radiator, under stairs storage cupboard, doors off to reception rooms.

**LIVING ROOM** 26' 3" x 10' 5" (8m x 3.18m) Double glazed windows to front and rear aspect, two double radiators, open fire with brick surround.

**DINING ROOM** 10' 4" x 9' 8" (3.15m x 2.95m) Double glazed window to side aspect.

**KITCHEN** 15' 4" x 9' 8" (4.67m x 2.95m) Double glazed windows to rear and side aspect, door to conservatory. Range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash backs. Inset stainless steel one and a half bowl sink unit with mixer tap, built in oven, built in microwave, island with four ring hob and extractor hood over. Integrated dishwasher, space for fridge.

**UTILITY ROOM** 7' 9" x 7' 6" (2.36m x 2.29m) Double glazed window to rear aspect. Range of base units with rolled edge worktops, worksurfaces over and return splash back, inset stainless steel sink unit with mixer tap, oil boiler, space for fridge/freezer, space and plumbing for washing machine- all included in sale.

**CONSERVATORY** 21' 1" x 7' 7" (6.43m x 2.31m) Glazed construction, door to garden, radiator.

**DOWNSTAIRS CLOAKROOM** W.C, wash hand basin, radiator.

**FIRST FLOOR LANDING** Loft access, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

**BEDROOM ONE** 17' 0" x 10' 6" (5.18m x 3.2m) Double glazed window to front aspect, radiator.

**EN-SUITE** Obscured double glazed window to front aspect, W.C, wash hand basin, bath, radiator, shaver point, fully tiled walls.

**BEDROOM TWO** 13' 11" narrowing to 9'7" x 12' 11" (4.24m x 3.94m) Double glazed window to front aspect, radiator, sink unit with tiled splash back.



**BEDROOM THREE** 12' 11" x 9' 8" (3.94m x 2.95m)

Double glazed window to rear aspect, radiator, wash hand basin with tiled splash back.

**BEDROOM FOUR** 10' 6" x 9' 3" (3.2m x 2.82m) Double glazed window to rear aspect, radiator.

**SHOWER ROOM** Obscured double glazed window to rear aspect, W.C, wash hand basin, tiled shower cubicle with chrome fitting, radiator, shaver point.

**GARDENS AND PARKING** To the front of the property is a gravel driveway providing off road parking for numerous vehicles leading to a double brick built garage. To the side of the property is gated access leading to the rear garden with an expanse of patio, leading to a further patio and a large lawned area, two timber sheds, one potting shed, greenhouse and a summerhouse with power and light connected. With a handstanding for a hot tub, which is included in the sale. The garden is enclosed by fencing with various flowers and shrubs set to borders and beds and mature fruit trees.

**GARAGE** 19' 6" x 18' 7" (5.94m x 5.66m) Double garage with up and over door, overhead storage, power and light connected.

**LOCATION** 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. Located approximately 6 miles (9.66 kilometres) north from Cambridge in between Cottenham and Willingham. 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. 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. There is a school bus for both junior and secondary schools in Cottenham and that there is a tarmacked cycle route from King Street onto the guided busway which allows people to cycle the 6 miles to the Science Park almost completely off road.





Total area: approx. 153.5 sq. metres (1651.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

**IMPORTANT:** Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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ESTABLISHED 1885





Bryetelka, 42 King Street, Rampton,  
Cambridge, CB24 8QD

£500,000 Freehold

A substantial and chain free, four bedroom detached family home. Situated within a quite and sought after village, this individual home is set within a generous plot and offers excellent potential. The accommodation includes a modern kitchen and utility room, en suite to master and a double garage.



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