



High Street, Rampton, CB24 8QE
£895,000 Freehold

HOCKEYS
ESTABLISHED 1885



INTERIOR

The impressive, traditional entrance hall provides access to the dining room with an open fire, sash window and Victorian style radiator. The dual aspect sitting room opens nicely to a dining area, again with sash windows and an impressive stone fireplace with inset log burning stove and Victorian style radiators. The kitchen is fitted with a comprehensive range of cream shaker style wall and base units, with a range cooker, ceramic sink and solid wood butchers block work surfaces. The separate utility/boot room also includes a range of built-in cupboards, the rear lobby provides access to the ground floor WC and rear garden. The home office is a light space, ideal to work from home with a vaulted ceiling and Velux window.

EXTERIOR

The walled front garden is laid to lawn, to the side of the property is an electric gated double driveway which leads to the rear of the property. The garden is laid to lawn and enclosed by fencing with well stocked borders and an expanse of patio, the pergola and hot tub are included in the sale. The total plot measures in excess of half an acre and includes a detached barn with a mezzanine floor and three internal rooms, plus a double height open barn, both have power and light with water connected. The outbuilding offers a wide range of options in terms of its use; there is also the potential of a building plot STP.



KEY FEATURES

Victorian, Double Fronted House

LOCATION

- Accommodation of almost 2000 sqft
- Barn almost 2700 sqft
- Potential Building Plot STP
- Period Features
- Energy Rating E
- Four Bedrooms, two En Suite
- Hot Tub Included
- Electric Gated Driveway
- No Chain





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 lie the earthworks at Giant's Hill, the remains of a 12th century Medieval castle – an historic monument ideal for exploring - which is surrounded by fields and woodlands that are popular walking areas. Adjacent to Giants Hill is the parish Church of All Saints, noted 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.

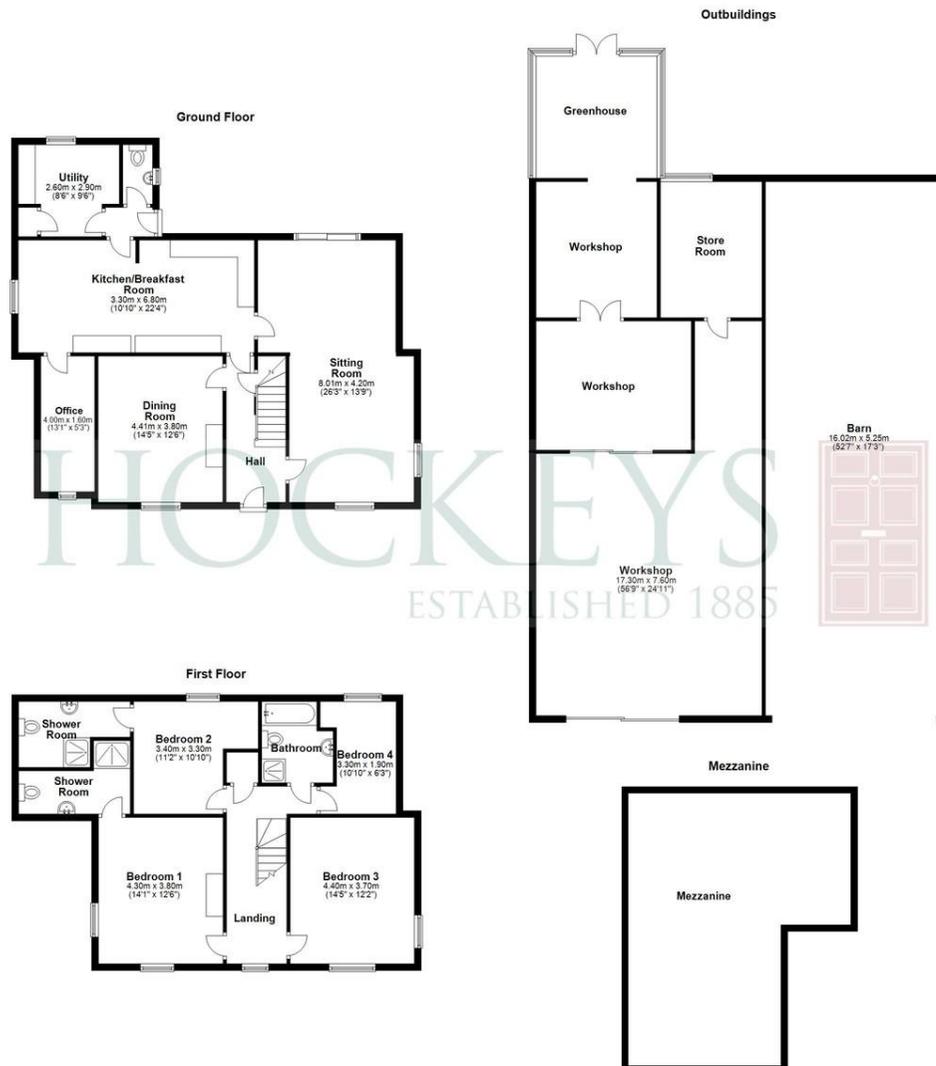


Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band E
 2021/2022 Annual £2,484

Services
 Mains gas, electricity and water

Transport Links
 Access to Cambridge via A14, M11 and A10
 Guided Busway – Oakington and Histon
 Waterbeach Train Station - 6m, Cambridge North
 8m

Energy Rating
 Energy Efficiency Rating E

Tenure & Possession
 Freehold

Vendors Position
 Chain free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.