



Home Farm Close, Rampton, CB24 8PR
£499,950 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Available with no chain - A stylish four bedroom detached house with double garage, situated in a quiet cul-de-sac. The accommodation is bright and spacious, benefitting from an extended living room with cassette log burner and French doors to the garden, a modern kitchen with oak flooring and worktops plus built-in appliances, a large entrance hall with wood flooring, a study, cloakroom and ensuite.

INTERIOR

The ground floor comprises an entrance hall with cloakroom and rear door to garden, a study, a kitchen with oak worktops and built-in dishwasher & washing machine. The living room benefits from a rear extension with velux windows and French doors to the garden, and a cassette style log burner.

On the first floor there is a galleried landing, four bedrooms, master with ensuite shower room, and a family bathroom.

EXTERIOR

The property has an attractive front garden enclosed with hedges. To the side is a double width garage with light and power connected and parking for two cars in front. The peaceful and very private rear garden is lawned with a pretty paved seating area and decking going from the rear of the house to the garage.



LOCATION

KEY FEATURES

- Cul-de-sac location
- Extended living room with French doors to garden
- Kitchen with integrated appliances
- Spacious entrance hall with wooden flooring
- Cloakroom and ensuite
- Double garage
- Private rear garden
- No onward 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 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.

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.



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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band E
 2021/2022 Annual £2,382

Services
 Oil

Transport Links
 Access to Cambridge via A14, M11 and A1
 Guided bus stop - Histon
 Nearest Train Station - Cambridge North, 5 miles

Energy Rating
 Energy Efficiency Rating D

Tenure & Possession
 Freehold

Vendors Position
 Chain free



Total area: approx. 125.2 sq. metres (1348.1 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	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.