



King Street, Rampton, CB24 8QD  
£795,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

Situated on a quiet, no through road within the attractive Cambridgeshire village of Rampton is this substantial and unique family home. The property has been modernised and extended in recent years and with a split level design, provides well planned and versatile accommodation. The property is in excellent order throughout and benefits from having a living room with balcony, a heated swimming pool, double garage and an established garden.

## INTERIOR

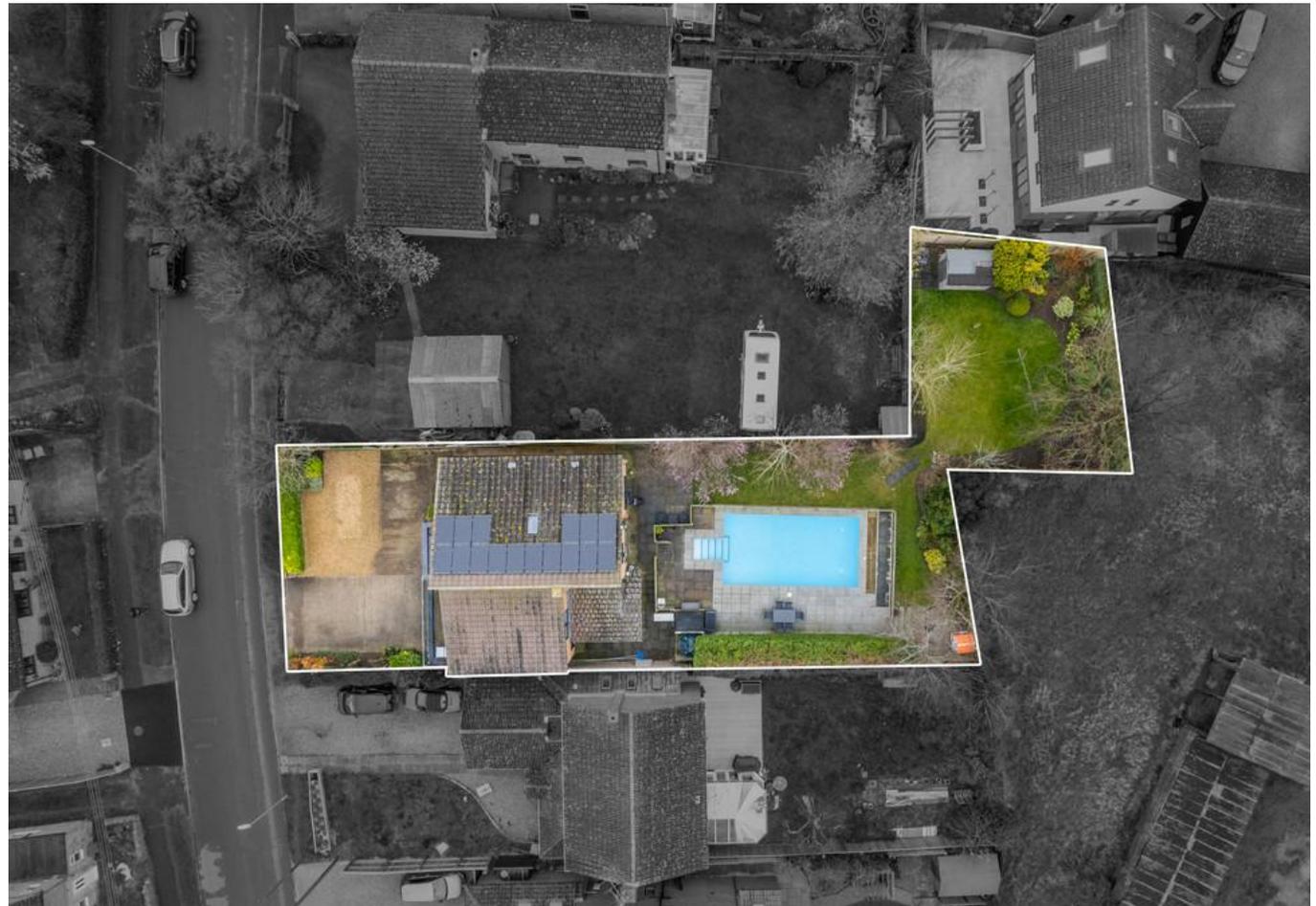
A spacious entrance hall with open plan staircase and full height windows to the family room/study, the elevated living room with vaulted ceiling and glass balcony to the front of the property also offers views over the rear garden. The kitchen is fitted with a range of high quality units with granite work surfaces, a central island and integrated appliances, leading conveniently onto the dining room which has French doors out to the garden. The lower ground floor comprises a large utility/laundry room, a fourth ground floor bedroom with a vaulted ceiling and en suite shower room. On the first floor is the generous master bedroom with a range of built-in wardrobes and a modern en suite shower room. There are two further bedrooms which overlook the rear garden and a modern family bathroom, plus large linen cupboard.

## EXTERIOR

To the front of the property is a generous driveway which provides off road parking for numerous vehicles, leading to an integral double garage which is partly converted to create a separate area, which currently is used as a music room. Gated access via both sides of the property lead to the rear garden which is arranged into the immediate lawn area with a fenced, raised patio and heated swimming pool. The further, established garden benefits from having a secluded west facing lawn with mature trees, shrubs and well stocked

## KEY FEATURES

- Split Level Design with Balcony
- Access to Cambridge
- Versatile Layout Inc Ground Floor Bedroom
- Popular Village Location
- Accommodation Over 2000 sqft
- Double Garage
- Modern Fittings Throughout
- Generous Garden
- Heated Swimming Pool
- View to Appreciate





borders.

### LOCATION

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.



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

[www.hockeys.co.uk](http://www.hockeys.co.uk)

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## ADDITIONAL INFORMATION

**Local Authority**  
 South Cambs District Council

**Council Tax Band**  
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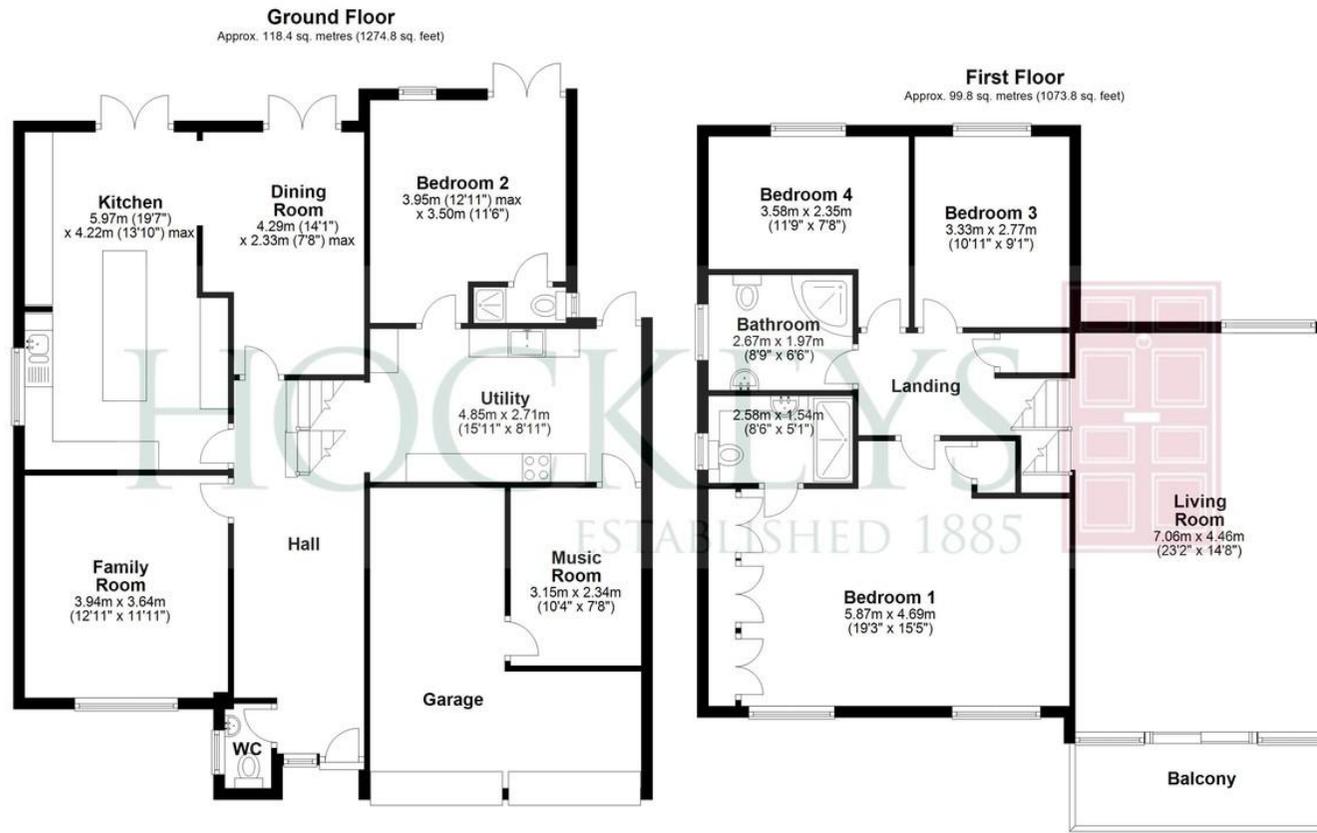
**Services**  
 Electric, oil, solar

**Transport Links**  
 Access to Cambridge via A14, M11 and A1  
 Guided bus stop Histon  
 Nearest Train Station Cambridge North 7 miles

**Energy Rating**  
 Energy Efficiency Rating D

**Tenure & Possession**  
 Freehold

**Vendors Position**  
 Onward Chain



Total area: approx. 218.2 sq. metres (2348.6 sq. feet)  
 18 King Street, Rampton

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	63   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.