



The Green, Rampton, CB24 8QB
£410,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A characterful two/three bedroom thatched cottage with mature garden, driveway and garage, overlooking the village Green. The property comprises a living room with Inglenook fireplace, a dining room/third ground floor bedroom, a kitchen/breakfast room with fully integrated appliances and French doors opening to the garden and a bathroom. Upstairs there are two bedrooms and a shower room. No onward chain.

INTERIOR

The ground floor comprises a living room with an inglenook fireplace with multi-fuel burner and an under stairs cupboard, a dining room which could also be used as a third ground floor bedroom also with a fireplace, a rear extension built in the mid 1990s provides a kitchen/breakfast room with French doors to the rear garden and electric cooker, integrated fridge/freezer and wine cooler and washing machine and a slimline Beko dishwasher. Ground floor bathroom with a claw foot bath. On the first floor there are two double bedrooms, with bedroom two having a built-in cupboard housing the hot water cylinder, and a shower room.

EXTERIOR

The property is set back from the road, behind a mature front garden with a white picket fence. The rear garden has a large patio, lawned area in the centre with bushes and shrubs to the borders. There is potential for a double width driveway, timber garden shed and a garage with pitched roof and a barn-style front door.



KEY FEATURES

- Two bedrooms and first floor shower room
- Living room with Inglenook fireplace
- Dining room / third bedroom
- Kitchen with integrated appliances and French doors to garden
- Energy Rating E
- Mature rear garden
- Driveway for two cars and garage
- No onward chain
- Corner position overlooking the village Green





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 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.



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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band E
 2022/2023 Annual £2,032

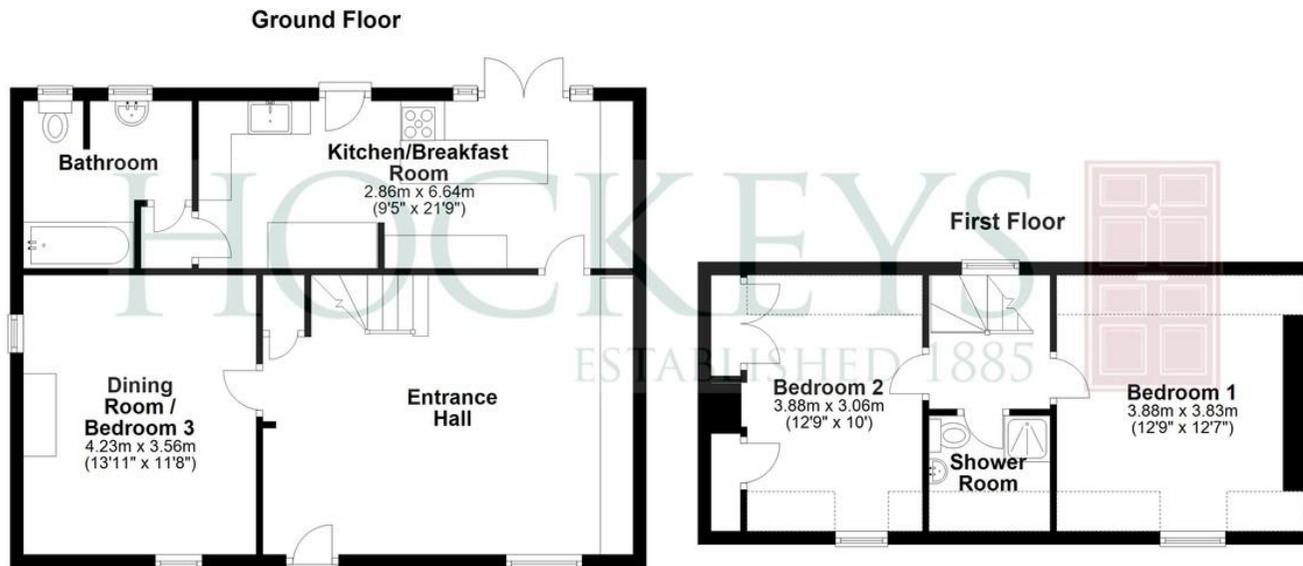
Services
 Mains electricity

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		72 C
55-68	D		
39-54	E	52 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.