

39 Cambridge Road, Oakington, Cambridge, CB24 3BG

Guide Price £850,000 Freehold

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A SUBSTANTIAL DETACHED EXECUTIVE RESIDENCE, NEWLY CONSTRUCTED IN 2026 TO EXEMPLARY STANDARDS, OCCUPYING AN IMPRESSIVE 0.35-ACRE PLOT AND SITUATED WITHIN THE CATCHMENT AREA FOR IMPINGTON VILLAGE COLLEGE.

- Detached family home
- Constructed in 2026
- Air source heat pump
- 10 year new build warranty
- Large driveway
- 4 bedrooms, 3 reception rooms, 3 bathrooms
- 1908.3 sqft/ 177.3 sqm
- Vent Axia Ventilation & Heat recovery system
- 0.35 acre plot
- EPC-C / 80

Designed with modern family living in mind, this exceptional home offers generous and versatile accommodation measuring 177.3 sqm / 1908.3 sqft arranged over two floors, complemented by a substantial rear garden and high-quality contemporary specification throughout.

The welcoming ground floor provides three versatile reception spaces, offering considerable flexibility for family life, home working and entertaining. The sitting room is a generous and versatile space which could readily be utilised as a fifth bedroom, subject to the purchaser's requirements. A separate study/playroom provides an ideal space for home working or children's activities, while the living room/snug features double doors opening directly into the impressive open-plan kitchen/dining room, creating an excellent flow between the principal living and entertaining spaces. The heart of the home is the substantial open-plan kitchen/dining room, fitted with an attractive range of Shaker-style cabinetry complemented by a central kitchen island. Integrated appliances include a fridge/freezer, microwave, oven, and induction hob with built-in extractor. A Quooker tap over the sink provides instant hot water. The kitchen and dining area enjoy a direct connection to the substantial rear garden, making it particularly well suited to both everyday family life and entertaining.

Completing the ground floor is a practical utility/boot room, together with a downstairs shower room.

The first floor provides four well-proportioned double bedrooms. The principal bedroom benefits from a private en-suite shower room, while the remaining three bedrooms are served by a well-appointed family bathroom, featuring both a walk-in shower and separate bath.

Externally, the property occupies a generous 0.35 acre plot with a large driveway to the front providing off road parking for numerous vehicles. An EV Charging point is already in place for those with an electrical vehicle. The rear garden is enclosed to the side and rear, with gated access on both sides of the property. A large patio, directly off the open-plan kitchen/diner, provides an ideal outdoor entertaining space. Beyond this is a level lawned garden, newly laid with grass seed, with several mature trees at the far end.

The property benefits from Air Source Heating with underfloor heating to the ground floor and further benefits from a Vent Axia ventilation and heat recovery system. A ten-year new build warranty is in place with Advance.

Location
Oakington is a much-admired villages just 5 miles north of Cambridge on the fringe of open countryside and with excellent local facilities available. The Guided Busway with adjoining cycle path (running from Huntingdon Railway Station, through neighbouring Histon, to Trumpington Park & Ride) is less than a 5 minute walk from the property, and provides a direct link to Cambridge City Centre and of course the University; both Cambridge Railway Stations; the Science Park; and Addenbrooke's Hospital. The A14, M11 and A1 are also within easy reach.
The property falls within the catchment area of the highly sought after Impington Village College (Ofstead rated 'outstanding' and recently voted Sunday Times Comprehensive School of the Year). Oakington CofE Primary School is rated 'good', and nearby Histon offers two 'outstanding' primaries to choose from; whilst Busy Bees Nursery in Westwick is also rated 'outstanding'.
In the village there is a large garden centre with café, a convenience store with post office, and a public house. The highly-regarded Longhorn Farmshop is very nearby, and three golf clubs are within a few minutes' drive, as is Histon with its many pubs, shops, cafes and other services. Within walking distance are Northstowe Lakes, and multiple public footpaths across beautiful farmland.

Tenure
Freehold

Services
Mains services connected include electricity, water and mains drainage. Air source heat pump and Vent Axia Ventilation and Heat recovery system.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-TBC

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Agents Note
Agent Note - As part of the planning application, the property was constructed 400mm above the road level due to Historic floods in other parts of the Village. Whilst other parts of Oakington have historically flooded, 39 Cambridge Road, Oakington has not flooded on any of these occasions.

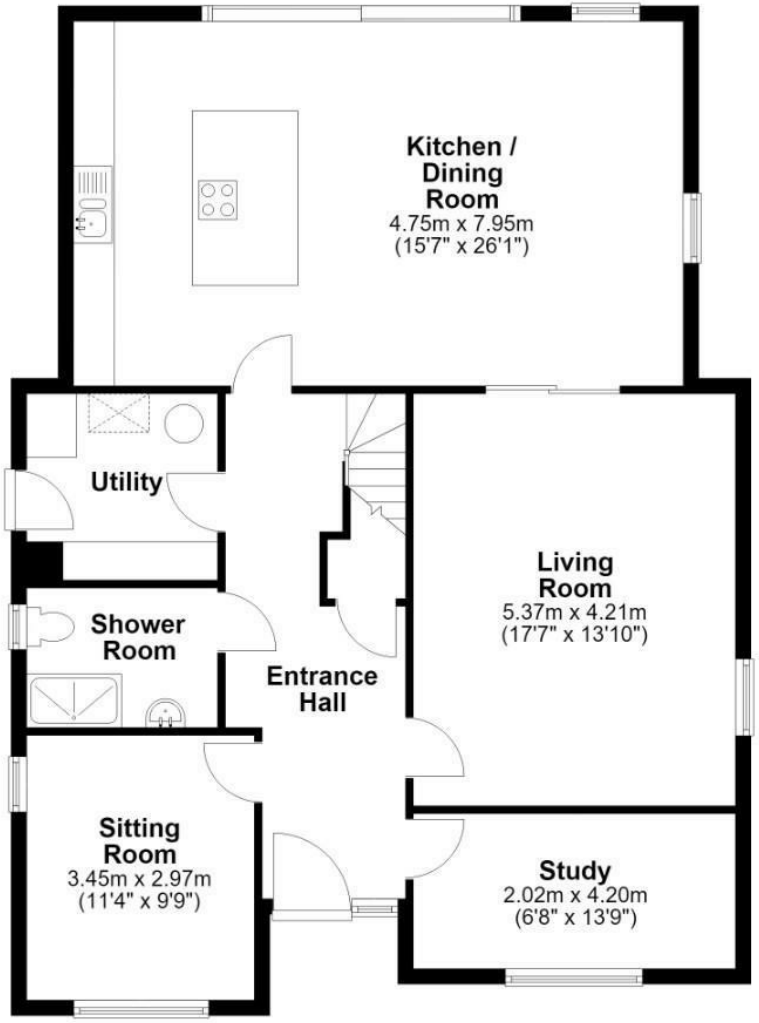






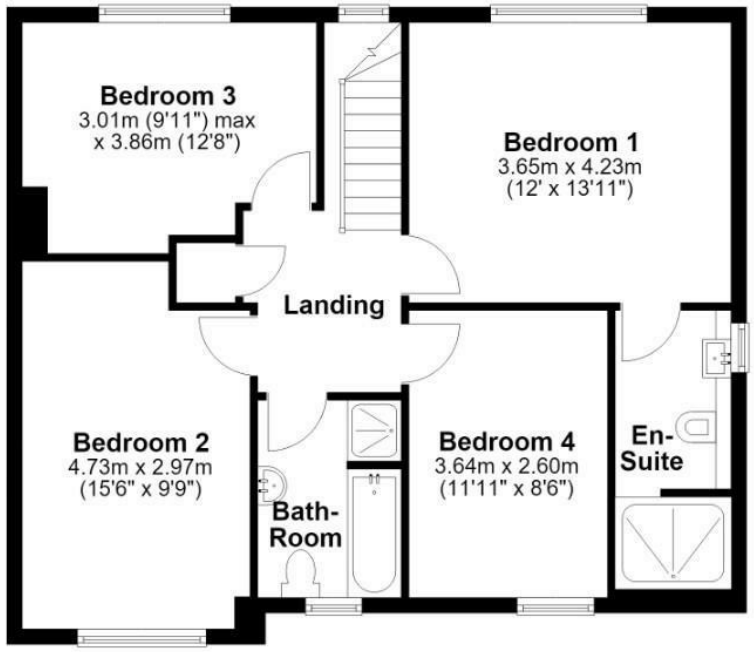
Ground Floor

Approx. 107.1 sq. metres (1153.2 sq. feet)

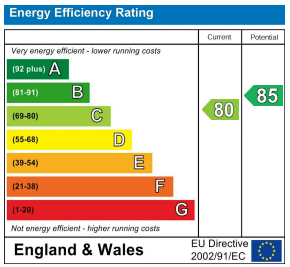


First Floor

Approx. 70.2 sq. metres (755.1 sq. feet)



Total area: approx. 177.3 sq. metres (1908.3 sq. feet)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.









