

5 Westwick Terrace, Oakington, Cambridge, CB24 3AR

Guide Price £365,000 Freehold

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A DELIGHTFUL, TERRACED HOME LOCATED IN THIS SEMI-RURAL SETTING WITH FAR REACHING VIEWS TO BOTH THE FRONT AND REAR, WHILST ALSO BEING WITHIN A SHORT WALK OF THE GUIDED BUS.

- Terraced house
- 3 bedrooms, 1 bathroom 2 reception rooms
- Part gas central heating and electric underfloor heating
- EPC- C/72
- Fully boarded loft accessible via a fitted ladder
- 727 Sqft / 67.6 Sqm
- Constructed in 1875
- Allocated off-road parking to the rear
- Council tax band - C

With the original cottages dating from around 1875, this terraced home sits within a beautiful conservation area. The property has been adapted on numerous occasions and provides generous accommodation measuring 727 Sqft /67 Sqm. Upon entering the property to the front, you enter the main living room benefitting from a sash window to the front and a chimney stack with shelving either side. To the rear of property is a large open living space including a dining room with a wood burning stove and a recently replaced kitchen in the extended part of the house. The kitchen has been fitted with shaker style units with wooden work surfaces above, feature splash back tiling, a pantry cupboard and a kitchen island with seating area to one side. Completing the ground floor accommodation is a family bathroom with panelled bath, walk in shower, low level WC and pedestal sink unit. The combi boiler was replaced in 2025 and has a 10 year warranty.

To the first floor there were previously two bedrooms which have been cleverly reconfigured by the current owner to provide three bedrooms and a WC off the master bedroom. The two front bedrooms overlook protected farmland which usually boasts lambs in Springtime, and to the rear are views over the garden towards accessible woodland and an apple orchard.

Externally – The property has a generous rear garden which has had a detached, timber-built garden studio erected which is ideal as a home office or gym. The remainder of the garden is enclosed, laid predominantly to lawn and has a courtyard area directly off the rear patio door.

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: gas, electricity, water. Shared septic tank with Houses 6-8 for drainage -£47.50 a quarter for emptying.

Statutory Authorities
South Cambridgeshire District Council
Council tax band -C

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

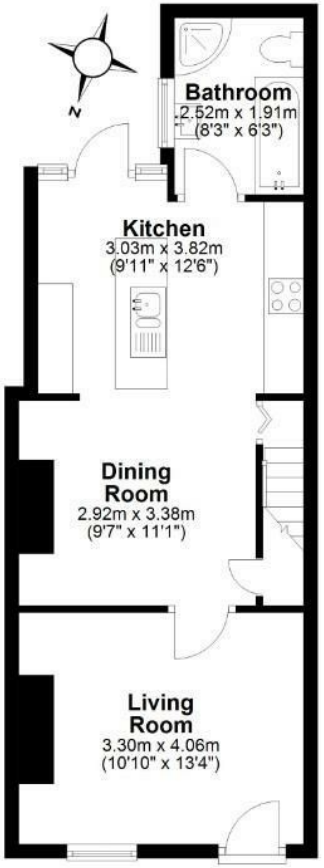
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





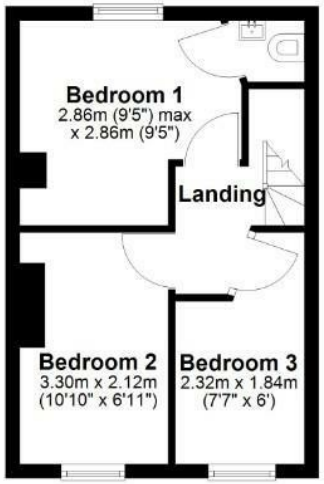
Ground Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



First Floor

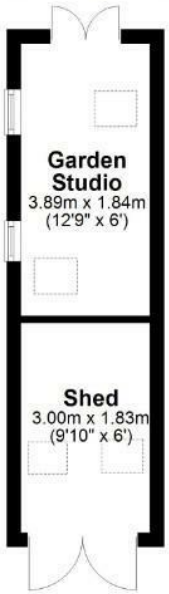
Approx. 25.7 sq. metres (276.1 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. f

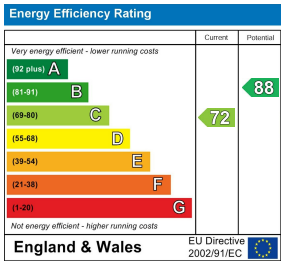
Plus studio, approx. 7.2 sq. metres (77.0 sq. feet)
Plus shed, approx. 5.5 sq. metres (59.1 sq. feet)



Main area: Approx. 67.6 sq. metres (727.7 sq. feet)

Plus studio, approx. 7.2 sq. metres (77.0 sq. feet)
Plus shed, approx. 5.5 sq. metres (59.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.


SPECIAL BICYCLES









