



32 High Street, Dry Drayton, Cambridge, CB23 8BS

Guide Price £585,000 Freehold



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FALLING WITHIN THE CATCHMENT OF BOTH IMPINGTON VILLAGE COLLEGE AND COMBERTON VILLAGE COLLEGE, THIS DETACHED FAMILY HOME IS NESTLED WITHIN THE QUIET VILLAGE OF DRY DRAYTON, JUST 6.8 MILES TO THE WEST OF THE HISTORIC CITY OF CAMBRIDGE.

- Detached house
- 3 bedrooms, 1 bathroom, 2 reception rooms
- Constructed in 1974
- 1163 sqft/108 sqm
- 0.15 acre plot
- Gas fired central heating boiler-condensing boiler
- Driveway parking and garage
- EPC-C / 69
- Council tax band-E

Occupying a spacious plot of 0.15 acres, this home was constructed in 1974, measures 108 sqm /1163 sqft and provides spacious accommodation over two levels.

To the ground floor the property comprises a spacious entrance hall with WC adjoining and stairs which lead up to the first floor. Two reception rooms which include a snug and an impressive living room/diner with double aspect windows and patio doors which open onto the rear garden. The kitchen is accessible off the hallway, has shaker style cabinetry, tiled splash backs, integrated appliances which include, electric hob with extractor above, double oven and space for a dishwasher and a fridge freezer. Completing the ground floor is a utility area with access off though to the integral garage.

To the first floor, the property benefits from three generous double bedrooms each served by a family bathroom suite. The family bathroom is fully tiled and benefits from a four-piece bathroom suite which includes a walk-in shower, a panelled bath, a pedestal sink basin and a low-level WC.

Externally, the property is set back neatly from the road and benefits from a large gravel laid driveway providing off road parking for numerous vehicles. The rear garden is one of the key features of the property as it is fully enclosed, and is laid to lawn, ideal for those with younger children. Throughout the rear garden is a variety of mature trees and to the rear is a timber built shed above a concrete base. Off the rear of the property is a patio area ideal for alfresco dining in the warmer months of the year.

The property benefits from replacement windows in 2010 and most recently a replacement patio door in 2023.

Location

Oakington is a much-admired village just 5 miles North of Cambridge on the fringe of open countryside and with excellent local facilities available.

There is a bus service to Cambridge and nearby Histon that provides additional shopping and highly sought after educational facilities at Impington Village College. Communications are outstanding with the A14m M11 and A1 in easy reach. In addition, the Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City Centre, Cambridge Railway Station, Addenbrooke's Hospital and the Cambridge Biomedical Campus.

The village is ideally placed for access to the Science Park of Cambridge and of course the University. Girton, Bar Hill and Longstanton golf clubs are within a few minutes' drive. The Church of England primary school is located on Water Lane and Oakington falls within the catchment area for Impington Village College which is a highly regarded school. There is a large garden centre with a café and a local convenience store with a post office.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-E

Fixtures and Fittings

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

Viewing

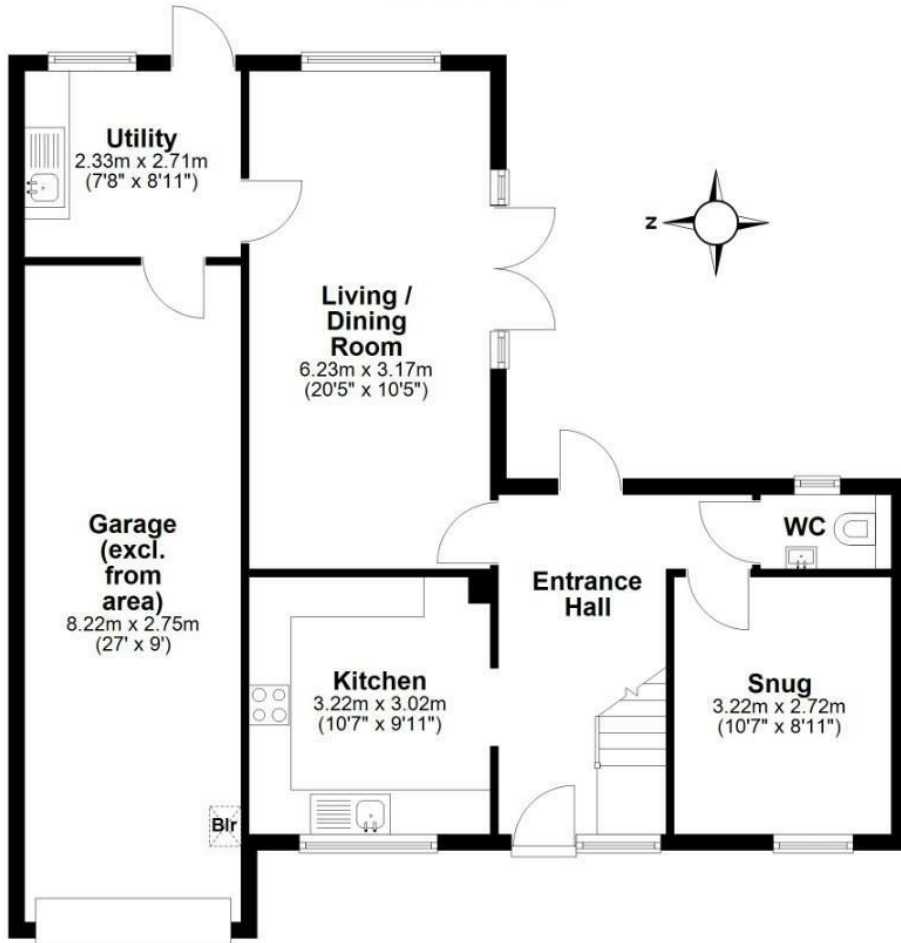
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Approx. 57.6 sq. metres (619.7 sq. feet)
(excluding Garage (excl. from area))



First Floor

Approx. 50.5 sq. metres (543.3 sq. feet)



Total area: approx. 108.0 sq. metres (1163.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



