

13 Mead View, Oakington, Cambridge, CB24 3BH

Guide Price £485,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 819300

AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DELIGHTFUL, DETACHED RESIDENCE, NESTLED WITHIN A WELL-REGARDED CUL-DE-SAC AND BENEFITTING FROM BEING WITHIN THE CATCHMENT OF THE HIGHLY SOUGHT AFTER IMPINGTON VILLAGE COLLEGE.

- Detached house
- 4 bedrooms, 3 reception rooms, 1 bathroom
- 1250 sqft/117 sqm
- Constructed around 1976
- Gas fired central heating to radiators
- Large driveway and integral garage
- Front and rear gardens
- EPC-C/70
- Council tax band-E
- No onward chain

Constructed around 1976, this family home was later extended to the rear with the addition of a conservatory and now provides generous accommodation measuring 117 sqm / 1250 sqft (excluding the garage).

This spacious family home benefits from a large entrance hall ideal when having buggies in tow and three reception rooms which includes a dining room with large patio doors opening onto the rear garden, a 21ft living room with large window overlooking the mature front garden and a conservatory overlooking the rear garden. The kitchen for the property benefits from shaker style cabinetry at both eye level and base level, and integrated appliances which include a double oven, a dishwasher, a fridge/freezer and an electric hob with extractor above. Completing the ground floor is a WC accessible off the entrance hallway and an integral garage also accessible off the entrance hall.

To the first floor are four well-proportioned bedrooms, all double in size. Serving the four bedrooms is a family bathroom suite benefitting from a panelled bath with tiled walls, shower over, a sink with vanity unit below and a low-level WC.

Externally, to the front of the property is a large block paved driveway which leads up to an integral garage and a mature front garden laid predominantly to lawn with a variety of flowers and shrubs located within the borders. The rear garden of the property has a substantial patio area accessible off the dining room/kitchen with a pergola above, ideal for entertaining in the warmer months of the year. The rear garden is fully enclosed, has a lawn area and a mature flower bed with an array of trees and shrubs nestled within.

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 and mains 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.

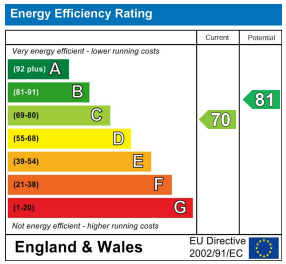
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 117 sqm (1250 sqft) excluding Garage



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.











