20 Church View, Oakington, Cambridge, CB24 3AU

Guide Price £550,000 Freehold

REDMAYNE ARNOLD & HARRIS

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OCCUPYING A GENEROUS 0.11 ACRE PLOT OVERLOOKING WOODLAND TO THE REAR, THIS DETACHED HOME IS TUCKED NEATLY TOWARDS THE END OF A QUAINT CUL-DE-SAC AND OFFERS POTENTIAL FOR EXPANSION, SUBJECT TO THE RELEVANT PLANNING CONSENTS BEING GRANTED.

- Detached house
- 1421.1 sqft/132sqm
- Gas fired central heating
- 0.11 acre plot
- Council tax band-E
- 4 beds, 2 reception rooms, 1 bathroom
- Constructed in 1983
- Driveway parking and garage
- EPC-C/ 70

Constructed in 1983, this family home measures 132 sqm / 1421 sqft and forms part of a small cul-de-sac of just 28 homes.

To the ground floor, the property comprises of a spacious entrance hallway with a WC adjoining, stairs which lead up to the first floor and a large 'L shaped' reception space with large double aspect windows drawing in an abundance of natural light. Off the reception room is a large wrap around conservatory which opens into the sizeable garden to the rear. Completing the ground floor is a splendid kitchen with copious amounts of storage at both eye level and base level, substantial worktop, space for white goods and a pantry cupboard beneath the stairs. Integrated white goods include a four-ring gas fired hob, and a double oven with extractor fan above.

To the first floor are four bedrooms which includes three double bedrooms and a single bedroom, currently used as a home office. The master bedroom has shutter blinds and a large, fitted wardrobe with sliding doors. Serving all four bedrooms is a sizeable bathroom suite benefitting from a walk-in shower, a panelled bath, a pedestal sink and a low-level WC.

Externally, the property occupies a large corner plot with woodland to the rear. To the front of the property is a lawn laid front garden with herbaceous borders and a hardstanding driveway providing off road parking for at least two cars. Off the driveway is a large tandem garage with and up and over door. The rear garden of the property wraps around the side and the rear of the property and is predominantly laid to lawn. The rear garden is fully enclosed with gated access opening to the side of the property and into the wooded area to the rear. Off the rear of the property is a decked area, ideal for relaxing of a late spring/summers evening.

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 drainage.

Statutory Authorities
South Cambridgeshire District Council

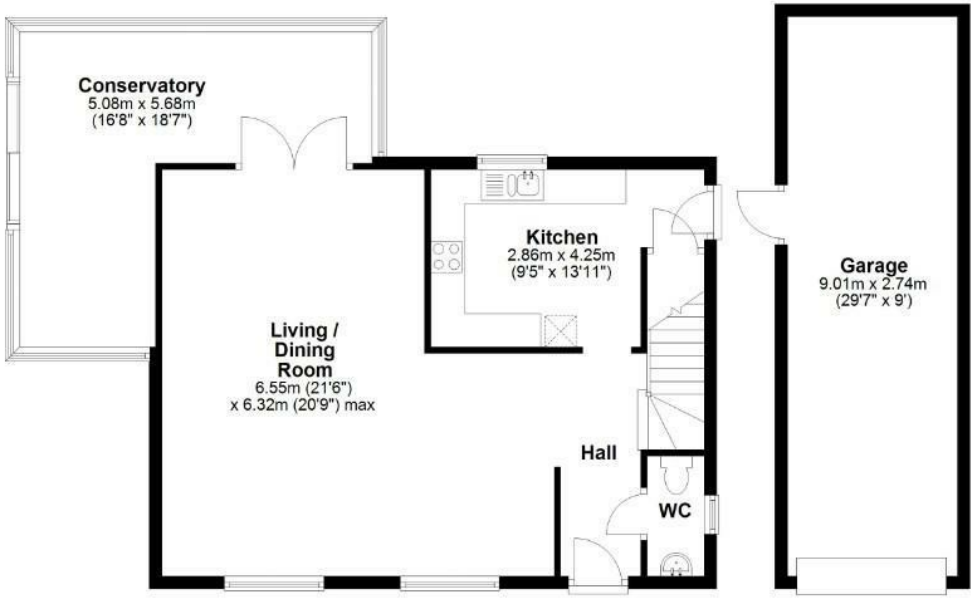
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

Ground Floor

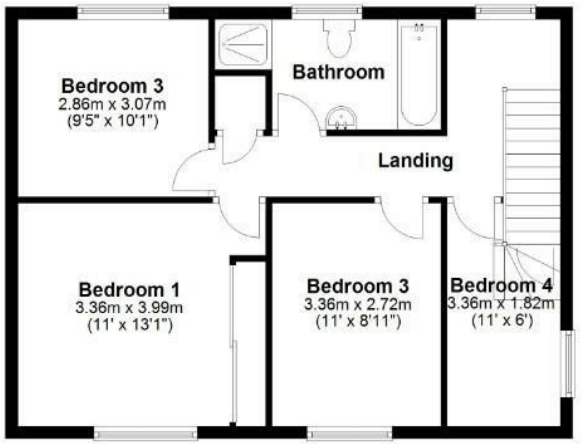
Main area: approx. 76.5 sq. metres (823.3 sq. feet)

Plus garages, approx. 24.7 sq. metres (265.7 sq. feet)



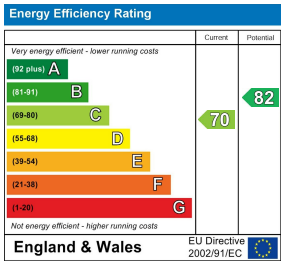
First Floor

Approx. 55.5 sq. metres (597.8 sq. feet)



Main area: Approx. 132.0 sq. metres (1421.1 sq. feet)

Plus garages, approx. 24.7 sq. metres (265.7 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.