



Church End, Rampton, Cambridge, CB24 8QA

welcome to

Church End, Rampton Cambridge

A bespoke eco-friendly timber framed four/five bedroom detached house offering light and generous accommodation set in extensively landscaped and rather special gardens of around 3/4 on an acre overlooking fields in this select village position.



The Accommodation.

Ground Floor

Side entrance opens to a versatile hall/study with vaulted ceiling accessing a bedroom/reception room and shower room. Doors from the hall open to a spacious L shaped long dining kitchen space with ample natural light from two sides. Off this is a garden room, utility and second personal door accessing the front porch, parking, store room and workshop.

First Floor

A generous Master bedroom with Juliet balcony sits to the front of the property with an ensuite shower room and suana. This room is reflected in another to the rear which works as either a reception room or another bedroom accessing a large undercover balcony enjoying private views over the fields and beyond. Two further double bedrooms are complimented by a bathroom.

Outside

We understand the plot in total measures around 3/4 of an acre (STS) with ample parking for five or six vehicles sat behind double gates and a driveway which sits the property back around 21m (69ft). Sat in a large attractive south facing and extensively landscaped gardens that overlook fields on the edge of the village framework. The gardens need to be viewed to be taken in and in brief include a large pond and bridge, fruit trees, gazebo, two greenhouses and a generous vegetable garden, a fantastic garden room and workshop. Amongst these are open and undercover seating areas so the outdoor space can be enjoyed all year round.

The Location.

Rampton is a small unspoilt village lying about seven miles north of Cambridge between the villages of Cottenham and Willingham which offer the main school, nursery, doctors and dentist and shopping facilities. Rampton itself is surrounded by delightful countryside including Giants Hill and the remains of a 12th Century Medieval Castle and walks and local facilities include a welcoming Public House, garage/petrol station, Village Hall where many activities take place and recreational ground with access to the A14, M11 via Cottenham and Oakington.

Agent's Note

South Cambs District Council
Council Tax Band E £2766.77 for 2025
EPC being prepared.



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Church End, Rampton, Cambridge

- Versatile accommodation including Four/five bedrooms and three bathrooms.
- Eco-friendly specification including triple glazing, level of insulation, heat exchange system constructed in 1989 with the best materials available.
- Set in stunning grounds approaching 3/4 of an acre, subject to survey, extensively landscaped with a pond,
- A rather special home finished with wood throughout offering open and generous accommodation in this select village.

Tenure: Freehold EPC Rating: D Council Tax Band: E

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HIS100035 - 0002

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