



45 King Street, Rampton, CB24 8QD



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



45 King Street | Rampton | CB24 8QD

## Guide Price £750,000

- Detached home
- 4 double bedrooms
- 4 Reception rooms
- Garage
- Summer house
- Driveway for up to 4 cars
- No onward chain
- Desirable village location

### The Property

45 King Street is a detached, 4 double bedroom home, located in the popular village of Rampton. This newly built property is nestled within a well-regarded street, close to the village of Cottenham, which has a number of local amenities which includes shops, pubs, restaurants, schools and medical and dental surgeries.

### The Accommodation

The spacious entrance hall has a turning staircase to the first floor and provides access to a useful office space and a large L shape living room. Double doors to a separate dining room provides access to a modern and spacious open plan kitchen with family area. The kitchen is well equipped and includes an island with induction hob and breakfast bar, door to a utility room and large bi-folding doors giving a feel of alfresco living during the summer season. Off the utility room is a useful downstairs WC. Upstairs, there are four good size double bedrooms with the master bedroom benefitting from having an ensuite bathroom with whirlpool bathtub. Off the vast landing area is a family bathroom, equipped with bath and separate shower cubicle.

### Outside

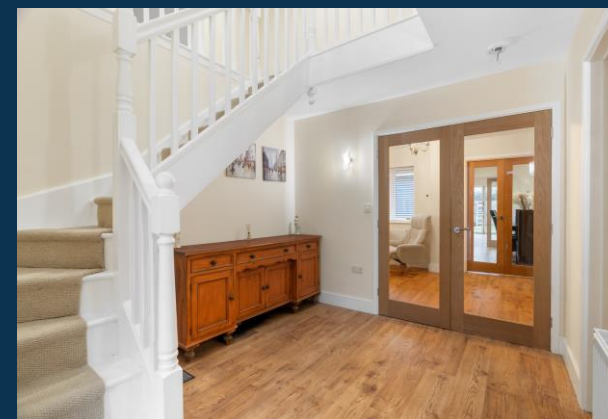
Outside, the property is set back off the road behind a driveway for up to four cars and a link-detached garage. A side gate provides access to a well-maintained garden which is mainly laid to lawn with patio area and enjoys a timber-built summer house.

Tenure – Freehold

Property Type – Detached

Local Authority – South Cambridgeshire

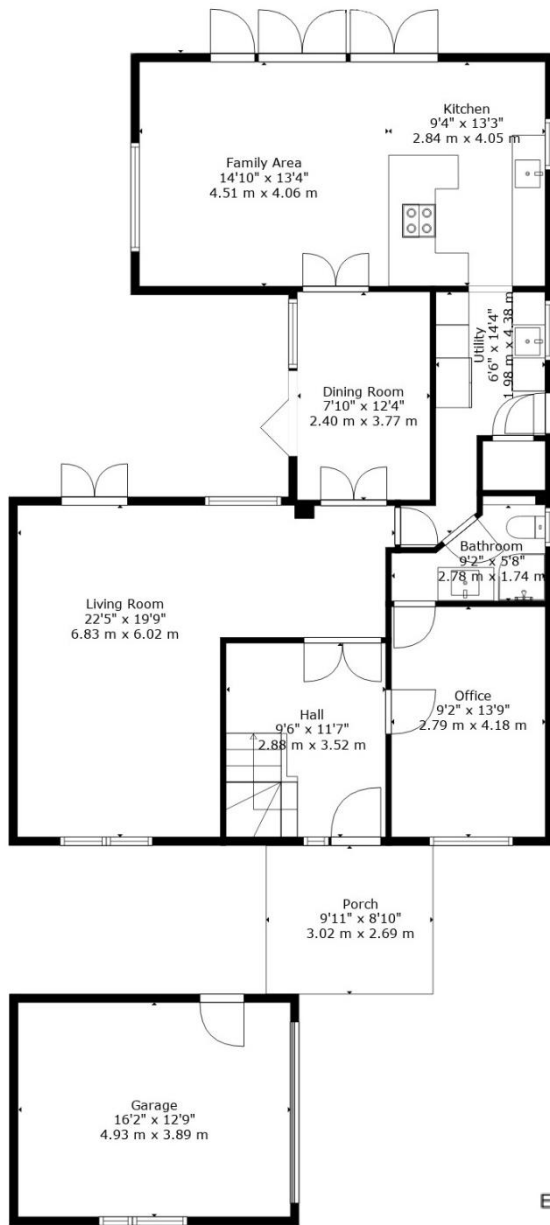
Council Tax – D



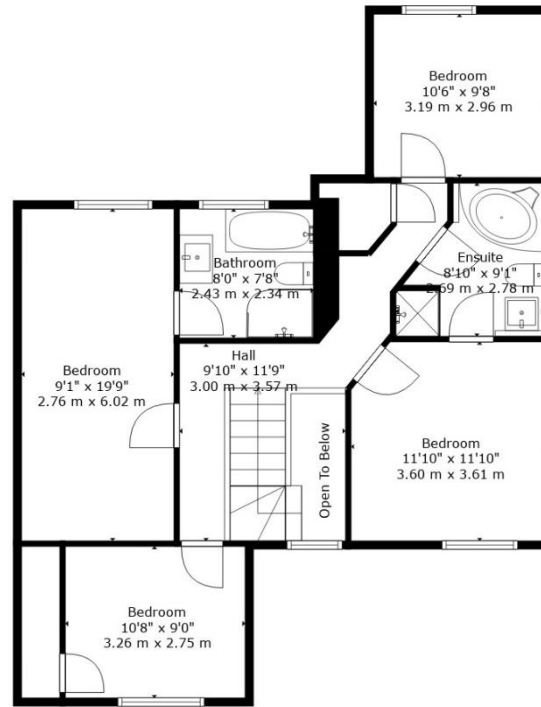




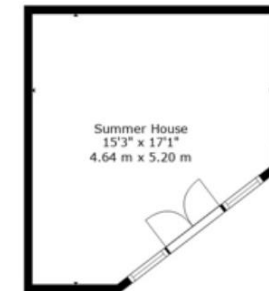




Floor 1



Floor 2



**TOTAL: 1864 sq. ft, 173 m2**  
**FLOOR 1: 1135 sq. ft, 105 m2, FLOOR 2: 729 sq. ft, 68 m2**  
**EXCLUDED AREAS: GARAGE: 207 sq. ft, 19 m2, SUMMER HOUSE: 223 sq. ft, 21 m2, PORCH: 88 sq. ft, 8 m2, PATIO: 213 sq. ft, 20 m2, OPEN TO BELOW: 27 sq. ft, 3 m2, LOW CEILING: 117 sq. ft, 11 m2**



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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