Radcliffe & Rust
Residential sales & lettings

18 Church View, Cambridge CB24 3AU
£2,500 PCM

Radcliffe and Rust Estate Agents Cambridge are delighted to offer, to let, this substantial four bedroom detached family home located in the highly sought-after village of Oakington, situated approximately 6 miles north-west of Cambridge city centre. Positioned within the peaceful setting of Church View, this spacious property offers generous family accommodation alongside a well-sized private rear garden, making it ideal for growing families seeking both comfort and convenience. Oakington benefits from a range of local amenities including a village shop, garden center, post office, café, public house, recreation ground and well-regarded primary school, all within easy walking distance. The nearby guided busway provides excellent transport links into Cambridge, St Ives and Huntingdon, whilst the A14 is just a short drive away for commuters travelling further afield. Surrounded by attractive countryside walks and offering a strong village community feel, Oakington perfectly combines rural charm with excellent accessibility.

Upon entering the property, you are welcomed into a spacious entrance hall, finished in soft cream tones. The hallway provides an excellent introduction to the generous proportions found throughout the house, with the staircase rising to the first floor directly ahead and access provided to the principal ground-floor rooms.

The first room reached from the entrance hall is the ground-floor WC. Particularly useful for a busy family home, the room is finished with pale marble-effect wall tiling and a decorative patterned border. The suite comprises a WC and wall-mounted wash hand basin, while a frosted window allows natural light into the room whilst maintaining privacy.

Continuing from the hallway, glazed double doors open into the impressive L-shaped living room. This wonderfully spacious reception room offers plenty of flexibility when arranging both seating and additional freestanding furniture, with its L-shaped configuration naturally lending itself to the creation of distinct areas for relaxing and family life. Warm wood flooring is complemented by soft cream walls, while a decorative pale stone-effect fireplace with inset fire creates an attractive focal point. Windows to the front aspect allow plenty of natural light into the room, while wide folding doors at the rear open into the sun lounge, creating an excellent connection between the property's principal reception spaces.

Returning towards the centre of the house, the hallway leads through to the kitchen, which forms the heart of the ground-floor accommodation. The kitchen has a striking contemporary finish, with glossy black base and tall units contrasted by frosted-glass wall cabinets, light work surfaces and polished pale floor tiles. There is an excellent amount of cupboard and preparation space, including a large peninsula which helps define the kitchen while retaining an open and sociable feel.

Integrated appliances include an eye-level oven and microwave, a further built-in oven, hob with contemporary stainless-steel extractor above, dishwasher and a useful plate warmer, while the sleek mirrored splashbacks reflect light around the room. Recessed ceiling spotlights complete the modern appearance, and the open arrangement allows the kitchen to connect effortlessly with the adjoining dining and sun lounge areas.

Flowing directly from the kitchen is the superb dining area, where pale tiled flooring continues beneath an attractive glazed roof lantern. Extensive timber-framed glazing and large folding doors create a wonderfully bright and airy environment, with the doors opening almost the full width of the room onto the rear patio and garden. This creates a fantastic indoor-outdoor connection and makes the space particularly well suited to family meals, entertaining and summer gatherings.

From here, the accommodation continues into the adjoining sun lounge. This impressive additional reception space benefits from extensive timber-framed glazing overlooking the rear garden. Another glazed roof lantern allows natural light to pour into the room from above, while folding doors open directly onto the garden. Wide internal folding doors connect the sun lounge back to the main living room, meaning the spaces can either be enjoyed individually or opened together to create an exceptionally generous entertaining area across the rear of the home.

Positioned just off the kitchen is the separate study, offering a quieter and highly versatile space away from the principal reception rooms. A window overlooks the rear garden and provides plenty of natural light, while the neutral cream décor allows the room to be easily adapted to suit individual requirements. The room would work particularly well as a dedicated home office, children's playroom or additional snug.

Between the study and utility room is a useful additional store room, providing valuable extra storage away from the main living accommodation. This space would work particularly well as a pantry for food and kitchen essentials or simply as a convenient household store, helping to keep the main rooms organised and uncluttered.

Also accessed from this part of the ground floor is the separate utility room. Finished with glossy white fitted cabinetry, dark contrasting work surfaces and pale tiled flooring, the room provides valuable additional storage and laundry space away from the main kitchen. There is a sink together with space and plumbing for laundry appliances, while a frosted timber-framed window provides natural light and privacy. The property's gas boiler is neatly housed within one of the utility room cupboards, keeping it conveniently positioned yet concealed from view.

Returning to the entrance hall, the staircase rises to the first-floor landing, from which all four bedrooms and the family bathroom are accessed. The landing continues the light, neutral colour palette seen throughout the house, while a window overlooking the rear garden brings natural light into the space.

The first bedroom reached from the landing is Bedroom Four. This bright and versatile room is finished in neutral tones, with dual-aspect windows overlooking the rear garden allowing an abundance of natural light into the room and providing pleasant leafy views. A radiator provides warmth, while the proportions allow the room to work comfortably as a fourth bedroom, children's room, guest bedroom or additional home office if required.

The next room reached from the landing is the impressive principal bedroom, Bedroom One. This particularly generous room provides an excellent amount of space for a large bed together with additional bedroom furniture. The room is decorated in soft cream tones with warm wood flooring, while multiple windows bring plenty of natural light into the space and enhance its bright and comfortable feel.

A substantial bank of fitted wardrobes extends across one end of the principal bedroom, finished in a pale wood tone with mirrored central doors. This provides an excellent amount of storage while the mirrored sections help increase the sense of light and space within the room. The combination of generous proportions, neutral decoration and extensive fitted storage makes this a particularly comfortable principal bedroom.

Bedroom One also benefits from its own en-suite bathroom. Considerably larger than a typical en-suite, the room is finished with cream and stone-effect wall tiling. The suite comprises a panelled bath with shower over and glazed screen, WC, bidet and wash hand basin incorporated within an extensive fitted vanity arrangement. Numerous cupboards and drawers provide useful bathroom storage, while a large wall mirror, recessed ceiling lighting and a window help create a bright and practical space.

Adjacent to Bedroom One is Bedroom Two, another generously proportioned double bedroom. The room is finished with attractive warm-toned wood flooring and soft cream walls, giving it a bright and welcoming appearance. Two windows allow plenty of natural light to enter the room, while an extensive run of mirrored sliding wardrobes provides an excellent amount of fitted storage. The mirrored finish reflects light around the room and enhances the feeling of space, while there remains ample room for a double bed and additional bedroom furniture.

Along the landing, there is a generous built-in storage cupboard, ideally suited for use as an airing cupboard and providing a convenient place for storing bedding, towels and other household linen.

Positioned opposite the airing cupboard is the family bathroom, conveniently located to serve the additional bedrooms. The room is finished predominantly in glossy cream tiling with attractive mosaic detailing, creating a warm and coordinated appearance. The suite comprises a curved panelled bath with shower over and folding glazed shower screen, WC and pedestal wash hand basin. A large wall mirror helps reflect light throughout the room, while a tall white ladder-style heated towel rail provides a practical finishing touch. A frosted timber-framed window brings in natural light while maintaining privacy.

At the end of the landing hall is Bedroom Three, another well-proportioned bedroom finished with warm wood flooring, neutral cream décor and crisp white skirting boards. A broad timber-framed window overlooks the rear of the property and provides a pleasant leafy outlook across the garden, with a radiator positioned beneath. Decorative geometric mirrored panels to one wall introduce a subtle feature while retaining the otherwise calm and neutral finish. The room is comfortably sized for use as a further double bedroom, children's room or guest bedroom.

Outside, the property enjoys a particularly generous enclosed rear garden, providing an excellent amount of outdoor space for a family. Immediately adjoining the house is a paved patio, conveniently accessed through the large folding doors from the rear living accommodation and creating a natural area for outdoor dining, seating and entertaining during the warmer months.

Beyond the patio, the garden opens onto a substantial lawn enclosed by timber fencing, with mature trees and established greenery beyond creating an attractive leafy backdrop. A timber garden shed provides useful additional storage for gardening equipment and outdoor furniture. Looking back towards the house, the extensive glazing and roof lanterns of the rear extension are particularly impressive and demonstrate just how strongly the kitchen, dining and sun lounge accommodation connects with the outside space.

The integral garage is conveniently accessed from within the house and provides space for a car, alongside secure bike parking and useful storage for outdoor equipment, tools and other household essentials.

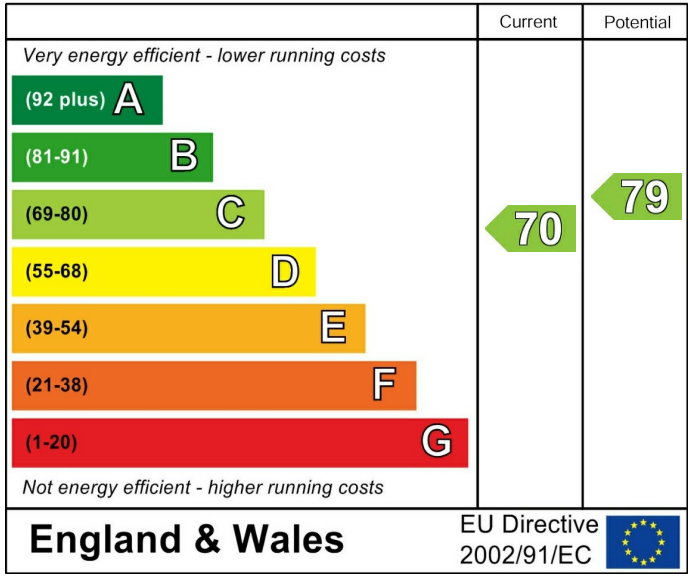
If you are looking for a spacious four-bedroom family home to let in Oakington, offering a superb interconnected kitchen, dining and sun lounge living space, generous L-shaped living room, versatile study/playroom, four well-proportioned bedrooms, excellent storage, garage parking, secure bicycle parking, driveway parking and a substantial rear garden, then this property is certainly one to view.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Available immediately, on an unfurnished basis
Deposit £2,884
Council tax band E
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect
Please note that some of the external images have been edited for advert purposes

Energy Efficiency Rating



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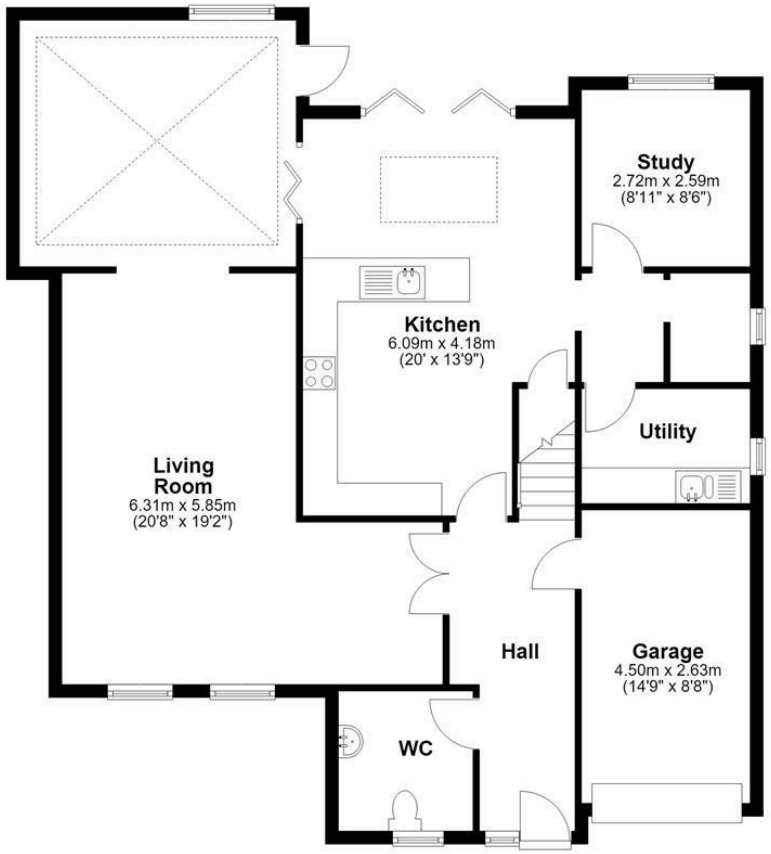
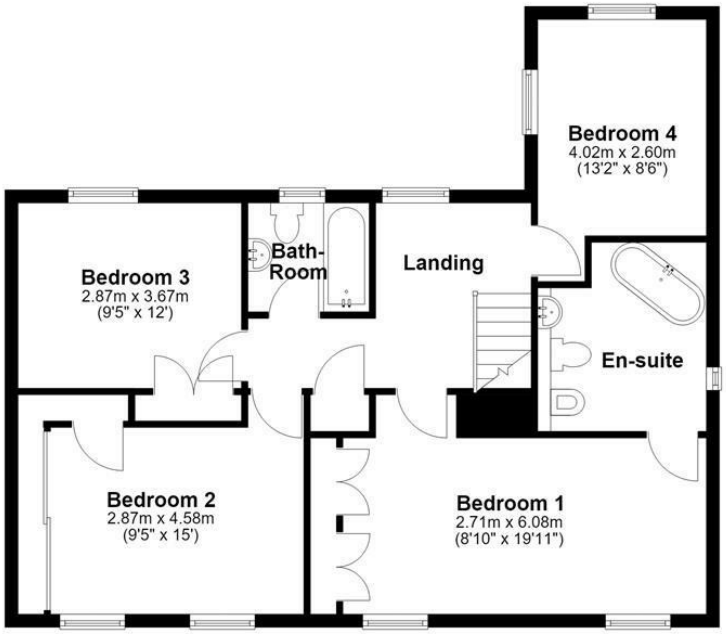
Ground Floor

Approx. 114.0 sq. metres (1227.5 sq. feet)



First Floor

Approx. 74.7 sq. metres (803.8 sq. feet)



Total area: approx. 188.7 sq. metres (2031.3 sq. feet)