



**Kennedy**  
&co.

**Oak House, 106 Station Road**

Gamlingay, SG19 3HB

**Asking Price Of £350,000**

- Oak Framed Detached Property
- Stunning Open Views to the Rear
- No Forward Chain
- Versatile Living Accommodation
- Exposed Oak Beams Throughout
- Potential to Create a Second Bedroom
- Popular Village Location
- Enclosed Garden



Stunning detached 'Oak' framed property located on the edge of Gamlingay village with unrivalled views to the rear across open farmland and woods. Offering versatile spacious living accommodation. Currently configured with one bedroom but with the potential to create a second. Located within walking distance of all local amenities.

The accommodation comprises on the ground floor of a large living / games room, cloakroom & kitchen / diner. To the first floor is a second living room, large double bedroom & bathroom. Externally there is an enclosed garden, integral garage & off road parking for two vehicles.

A viewing is highly warranted to appreciate the size, location & versatility of this property. Whether it be your forever home or potential to run as an Airbnb.

#### **LIVING / GAMES ROOM**

26' 10" x 23' 3" (8.18m x 7.11m)

#### **CLOAKROOM**

#### **KITCHEN / DINING ROOM**

26' 6" x 19' 1" (8.08m x 5.82m)

#### **SECOND SITTING ROOM**

30' 1" x 25' 11" (9.19m x 7.9m) narrowing to 13' 1" (4.01m)

#### **BEDROOM**

24' 2" x 14' 9" (7.37m x 4.52m)

#### **BATHROOM**

11' 8" x 11' 6" (3.56m x 3.51m)

#### **EXTERIOR**

##### **ENCLOSED GARDEN**

Set to the rear of the property, laid mainly to lawn, timber fencing, gated access to the front.

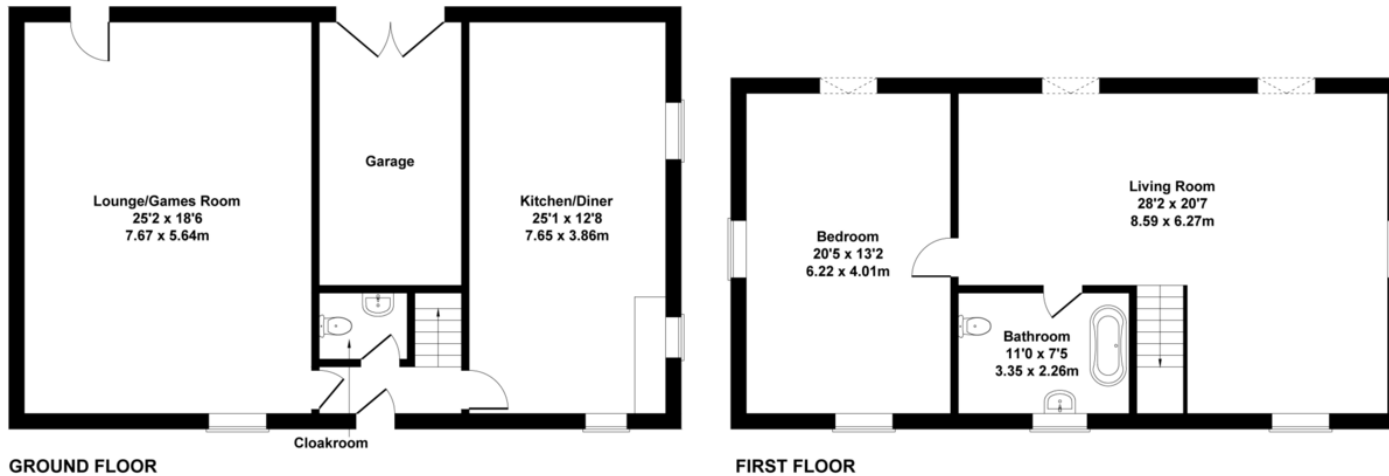
##### **OFF ROAD PARKING**

Driveway providing off road parking for two vehicles, integral single garage.



## The Oak House , Station Road, SG19 3HB

Approximate Gross Internal Area  
1891 sq ft - 176 sq m



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.

### COUNCIL TAX BAND

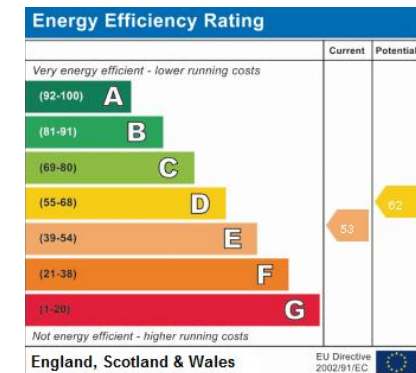
Tax band F

### TENURE

Freehold

### LOCAL AUTHORITY

South Cambridgeshire District Council



### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.