



Brookfield Road, Coton, CB23 7PT

CHEFFINS

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Coton,
CB23 7PT

A most impressive and beautifully presented family home which has been skilfully extended to provide spacious and light filled accommodation arranged over two floors. The property which boasts attractive landscaped gardens occupies a cul-de-sac location close to the heart of this eagerly sought after and well served village offering easy access to Cambridge city centre and major commuter link.

4 2 3

Guide Price £1,150,000





LOCATION

Coton is a highly sought after village located about 2 miles west of Cambridge and is well placed for major routes such as the M11, A14 and A428. The village itself has an excellent range of local amenities including a pub/restaurant, post office, garden centre with farmshop, village hall, Norman church, tennis courts, nature reserve, university gym, a thriving junior cricket and football clubs and a primary school. The city centre is also just a 15 minute cycle ride via off road cycle way.

GLAZED PORCH

with inset spotlights and tiled flooring, glazed door and window to:

ENTRANCE HALL

with blonde oak flooring, turning stairs to first floor, understairs storage cupboard, large coat cupboard, inset spotlights, underfloor heating.

SITTING ROOM

with freestanding woodburning stove, granite hearth and wooden mantel over with bespoke fitted range of shelving storage with display plinth to one wall, two windows to the side, glazed door and window to family room, inset spotlights, underfloor heating.

KITCHEN

with a complete range of fitted wall and base units with extensive quartz working tops, inset twin bowl Belfast sink and mixer tap, oak flooring with underfloor heating, window to the front, range of appliances including oven, grill and microwave with warming drawer under, dishwasher, fridge/freezer, central island with range of cupboards and drawers under, inset hob and ceiling mounted extraction unit, breakfast bar with quartz top, open to:

BREAKFAST/FAMILY ROOM

with oak block flooring, window to side, door to Utility, large bi-folding doors overlooking the garden, glazed door to Study, contemporary radiator.

STUDY

window to side, Velux rooflight, inset spotlights, oak flooring.

UTILITY

with range of wall and base units, working surfaces with inset sink, mixer tap, plumbing for washing machine, tiled flooring, splashbacks, double glazed window to rear, door to:

GARAGE

with up and over door, light.

LIVING ROOM

A stunning space with range of full height sliding glazed doors and windows to the garden, pitched roof with inset skylight, range of inset spotlights.

ON THE FIRST FLOOR

LANDING

window to side, loft access, cupboard containing pressurised hot water cylinder.

PRIMARY BEDROOM SUITE

A stunning room with bi-folding doors to full width terrace with glazed retaining panels, vaulted ceiling with windows to the side, radiator. DRESSING AREA with space for wardrobes.

ENSUITE

with a double tiled shower enclosure, glass sliding doors, wall mounted shower controls, wash hand basin and mixer tap, tiled surround, low level w.c., built-in storage, radiator, window to the front, chrome heated towel rail.

BEDROOM 2

with double glazed window to rear, radiator.

BEDROOM 3

with double glazed window to rear, radiator.

BEDROOM 4

with double glazed window to front, radiator.

FAMILY BATHROOM

refitted with a contemporary style suite comprising low level w.c., vanity wash hand basin, cupboard under and mixer taps, bath with tiled surround and fitted screen, mixer tap, wall mounted shower controls, chrome heated towel rail, extensively tiled with a range of attractive contemporary style tiling, double glazed window to the front, inset spotlights, fitted wall mirrors.


OUTSIDE

To the front of the property resin bonded gravel parking for two vehicles leading to the Garage, electric charging point, further gravelled area suitable for further parking with established flower and shrub beds, attractive cherry tree, path to the front door.

The rear garden extends to approximately 90ft with extensive Indian sandstone paved terrace with steps down to a beautifully established garden which is predominantly laid to lawn which features an array of well stocked flower and shrub beds and featuring an established apple tree as its centre. Towards the rear of the garden is a set of steps leading to an attractive cottage garden with raised timber planters and space for trampoline with path to a timber shed with a sedum roof and a large timber summerhouse with range of windows and doors overlooking the garden and timber deck surround. This building is currently used as a gym and power and light is laid on. There is a small brook at the end of the garden with university land beyond and in all is southerly facing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,150,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire District Council



Approximate Gross Internal Area 2404 sq ft – 223 sq m
 Ground Floor Area 1457 sq ft – 135 sq m
 First Floor Area 815 sq ft – 76 sq m
 Outbuilding Area 131 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.