



Telegraph Street, Cambridge, CB24 8QU

**CHEFFINS**



# Telegraph Street

Cottenham, Cambridge,  
CB24 8QU

5 1 3

**Guide Price £600,000**

- Detached Victorian Family Home
- 5 Bedrooms
- Open Plan Living/Dining Room
- Kitchen/Breakfast Room
- Stylish Bathroom Suite
- Private Garden
- Prominent Central Village Location
- Off Road Parking

A delightful detached Victorian residence that has been tastefully refurbished by the current owners, offering spacious and elegantly styled accommodation across two floors. Retaining a wealth of original character features, this charming home seamlessly blends period charm with modern comforts. Situated in a prominent position on a quiet residential street, it enjoys a prime location within the highly sought-after and well-served village of Cottenham, offering a perfect balance of tranquility and convenience.





## LOCATION

Telegraph Street in Cottenham is perfectly positioned within this vibrant and well-connected village, combining rural charm with an array of amenities. Cottenham offers a variety of local shops, including a pharmacy, bakery, butcher, and a Co-op supermarket, along with independent cafes and restaurants, catering to all your daily needs. The village is also home to a highly regarded primary school and Cottenham Village College, which provides secondary education and a community sports centre, making it a popular choice for families. For leisure, there are numerous local clubs and societies, a modern community centre, and recreational spaces such as the Broad Lane Recreation Ground and the picturesque countryside surrounding the village. Transport links from Telegraph Street are excellent, with regular bus services providing easy access to Cambridge city centre, located just 6 miles away. For those who commute, the A14 and A10 are conveniently close, offering quick connections to the M11, Ely, and beyond. Cambridge North railway station and the nearby guided busway provide efficient travel options to London and surrounding towns, ensuring Cottenham is perfectly situated for both work and leisure.



## TIMBER PANELLED ENTRANCE DOOR

with transom window above leading through into:

## ENTRANCE HALLWAY

with inset footwell, parquet flooring, traditional style double panelled radiator, stairs rising to first floor accommodation with detailed archway above, panelled doors leading to respective rooms, panelled glazed door leading through into:

## KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with a rolltop timber effect work surface with inset porcelain sink with hot and cold mixer tap and drainer to side, integrated 4 ring gas hob with extractor hood above and fitted double oven adjacent, integrated and concealed dishwasher, fridge/freezer, space and plumbing for washer/dryer, high ceiling with inset LED downlighters creating a sense of light and airiness in the room, traditional quarry stone tiled flooring, traditional style double panelled radiator, corner area for kitchen table and chairs for more informal dining, double glazed window overlooking garden with a panelled glazed door leading out onto garden/patio area.

## OPEN PLAN LIVING/DINING ROOM

with continuation of original parquet flooring from the hallway. Living area open fireplace with stone surround, hearth and wooden mantel with fitted storage cupboards in the recess of the chimney breast, traditional style double panelled radiator, wall mounted uplighting an archway opening through into Dining Room with fitted storage cupboards in the recess of the chimney breast, further wall mounted lighting, double panelled radiator, small step down to an understairs storage cupboard with service hatch/opening to kitchen and double glazed French doors leading out onto garden.

## SITTING ROOM

with open fireplace with stone surround and hearth, wooden mantel, providing a wonderful focal point to the room, large recess to either side of the chimney breast providing space for storage

furniture with moulded cornicing detail surrounding these archways, exposed original timber flooring recently reconditioned, traditional style double panelled radiator and sash window to front aspect.

## ON THE FIRST FLOOR

## LANDING

with loft access with drop down ladder, bespoke engineered oak handrails and banisters, archway with moulded surround adding further character to the property, double panelled traditional style radiator, porthole style window to rear aspect, panelled timber doors leading through into respective rooms.

## FAMILY BATHROOM

A most tastefully improved and stylish modern three piece suite comprising combined bath and shower with dual mounted shower head, hot and cold mixer bath tap, glazed shower partition, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled surround, heated towel rail, stone effect tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## PRINCIPAL BEDROOM

with exposed original timber flooring, ornate feature cast iron fireplace with stone hearth providing a wonderful focal point to the room with further detailed archways in the recess of the chimney breast, traditional style double panelled radiator, sash window to front aspect.

## BEDROOM 2

with exposed original timber flooring, feature cast iron fireplace with stone hearth, fitted wardrobes in the recess of the chimney breast with one housing Vaillant gas fired combi boiler providing hot water and heating for the property, the other fitted with railings and shelving, full height double panelled radiator and sash window to front aspect.

## BEDROOM 3

with original exposed timber flooring, double panelled radiator, double glazed window overlooking garden.

## BEDROOM 4

with exposed original timber flooring, double panelled radiator, double glazed window overlooking garden.

## BEDROOM 5

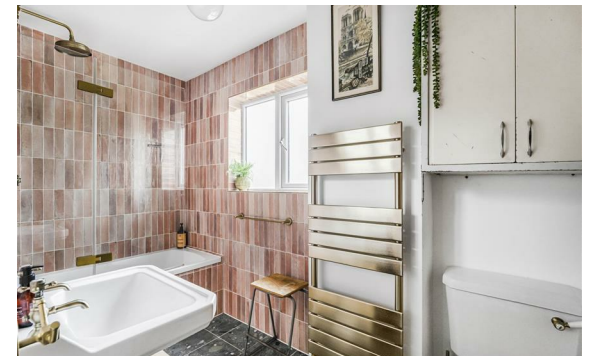
with exposed original timber flooring, full height radiator, sash window to front aspect.

## LOFT

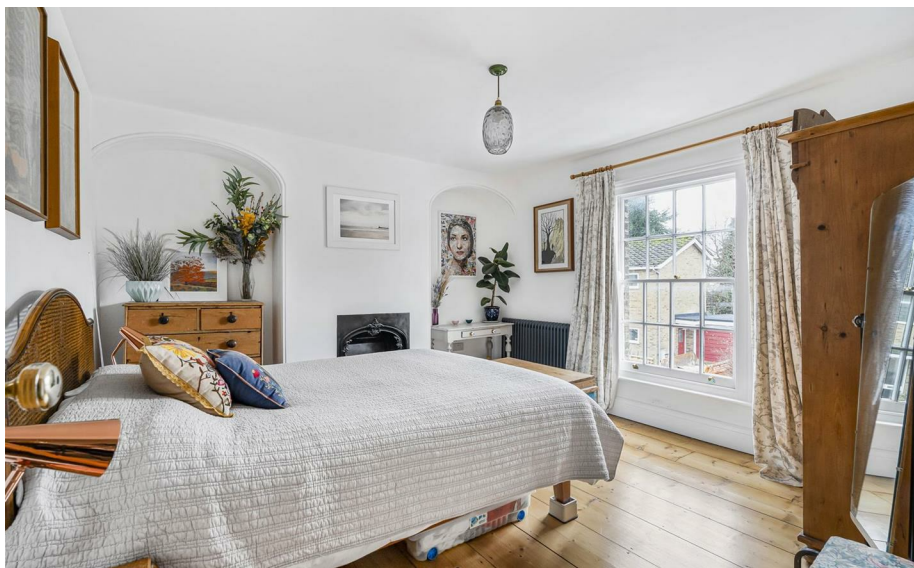
Fully boarded, spacious loft with lighting.

## OUTSIDE


To the rear of the property is a private garden principally laid to lawn with a paved patio area led directly off the rear part of the property. The garden itself is enclosed partly by a high brick wall as well as timber fencing to the other side. On a solid concrete base there is a summerhouse as well as further storage shed and handful of mature shrubs and trees dotted around the garden further enhancing the sense of privacy from neighbouring properties. Side access gate leading out onto the shared driveway with enough parking for two vehicles.



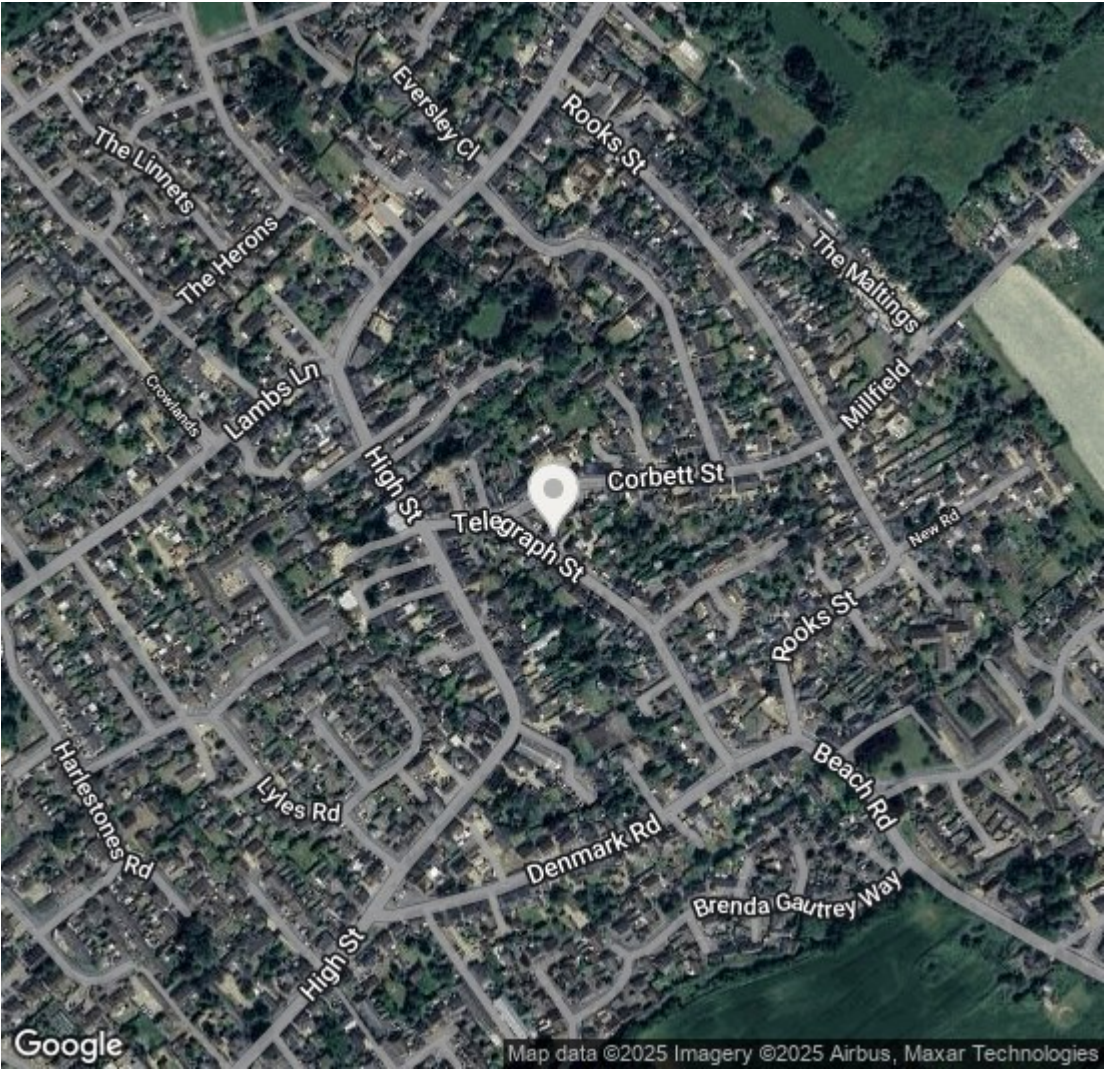






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £600,000  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – South Cambridgeshire









**Approximate Gross Internal Area 1523 sq ft - 141 sq m**

Ground Floor Area 769 sq ft – 71 sq m

First Floor Area 754 sq ft – 70 sq m



CHEFFINS

**Agents Note: Stamp Duty thresholds have and are changing imminently.**  
**Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.**  
**More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.**

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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.



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