

High Street, Cottenham, CB24 8SD



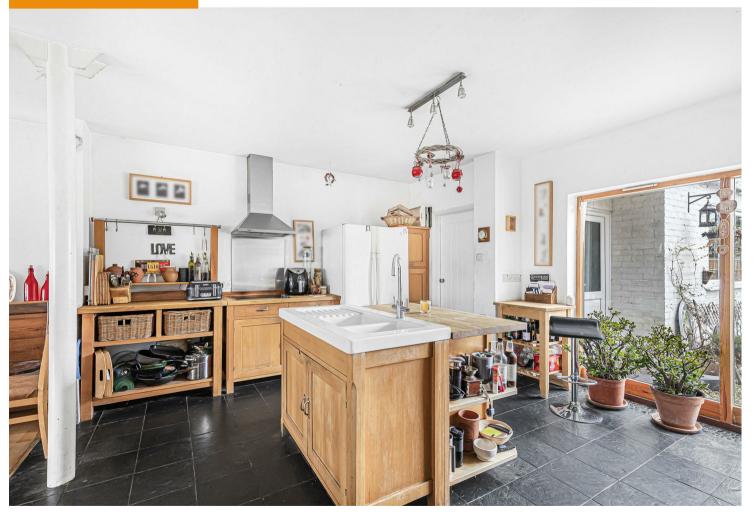
# **High Street**

Cottenham, CB24 8SD

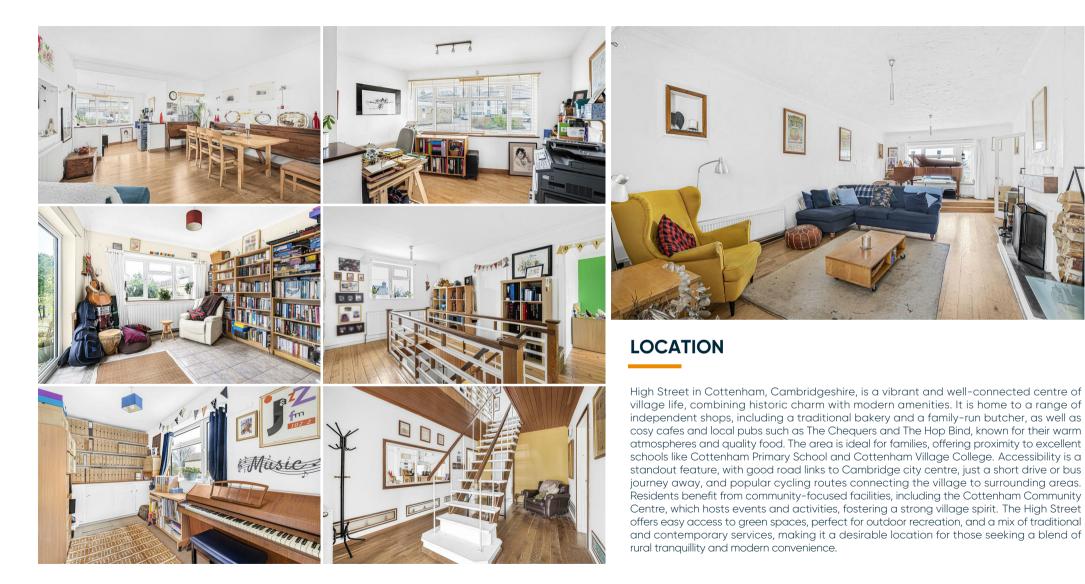
- Detached Family Residence
- Highly Flexible Accommodation
- Four Bedrooms
- Impressive Open Plan Kitchen/Dining Room
- Ample Home Working Facilities
- Extensive Private Rear Garden
- Wealth Of Off-Road Parking

A substantial and truly distinctive detached family residence, this property offers exceptionally versatile accommodation tailored to meet the needs of the modern family. With ample home working facilities and expansive entertaining spaces, it sits on a generous plot in a prime position within the highly sought-after and well-served village of Cottenham, combining convenience with a desirable community atmosphere. 円 4 👾 1 🖽 4

# Guide Price £635,000







#### PANELLED GLAZED ENTRANCE DOOR

leading into:

# ENTRANCE PORCH

with slate tiled flooring, wall mounted lighting, panelled glazed door leading through into:

# ENTRANCE HALL

with tiled flooring, wall mounted lighting, coved ceiling, solid oak steps up to the main part of the entrance hallway with a centrally positioned staircase rising to the first floor accommodation, wood panelling, low level lighting features, radiator, double glazed window to front aspect, doors leading into respective rooms.

#### **CLOAKROOM/UTILITY**

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, space and plumbing for washer/dryer, tiled surround, storage cupboard housing Vaillant gas fired boiler providing hot water and heating for the property, plumbing for a shower / wet room, radiator, tiled flooring / wet room, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

#### SITTING ROOM

with coved ceiling, solid oak flooring, steps up to a platform, open fireplace with stone hearth and wooden mantel, coved ceiling, radiators, double glazed window to front aspect, opening through into:

#### DAY ROOM / PLAY ROOM

with tiled flooring, coved ceiling, radiator, double glazed window overlooking garden, set of double glazed bi-folding doors leading out onto garden.

#### **OPEN PLAN KITCHEN/DINING ROOM**

Kitchen area comprising a Habitat kitchen, inset one and a half bowl Italian porcelain sink with hot and cold mixer tap, drainer to side, integrated 4 ring Bosch electric hob with stainless steel splashback, extractor hood above, integrated Bosch oven and microwave, space for

fridge/freezer, slate tiled flooring with under-floor heating, LED downlighters, almost full width set of double glazed windows overlooking garden, opening through into Dining Area with timber flooring, radiator, double glazed window to front aspect, steps down leading to a highly versatile space currently being used as a study, LED downlighters, laminate beech flooring, radiator, full width set of double glazed windows to front aspect. Just off the kitchen via a panelled door leads through to:

# REAR ENTRANCE LOBBY

with slate tiled flooring, double glazed door leading out onto gardens and further door leading through into:

#### OFFICE

with built-in bookcases and cupboards, radiator, double glazed window overlooking garden.

# **ON THE FIRST FLOOR**

# LANDING

wrap-around galleried style landing with timber flooring, coved ceiling, radiator, double glazed window to front aspect with doors leading to respective rooms.

#### FAMILY BATHROOM

comprising of a four piece suite with standalone bath, hot and cold mixer bath tap, shower head attachment, corner shower cubicle with wall mounted shower head and accessed via glazed sliding doors, tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, wall mounted mirrors, heated towel rail, timber flooring, airing cupboard housing hot water cylinder and fitted timber shelving, loft access, double glazed windows fitted with privacy glass out onto rear aspect.

# BEDROOM 1

An expansive room with exposed timber flooring, coved ceiling, radiator, double glazed window overlooking garden.

# **BEDROOM 2**

with coved ceiling, timber flooring, radiator, double glazed window to front aspect.

#### **BEDROOM 3**

with exposed timber flooring, coved ceiling, radiator, double glazed window overlooking garden.

#### **BEDROOM 4**

with exposed timber flooring, coved ceiling, radiator, double glazed window to front aspect.

#### OUTSIDE

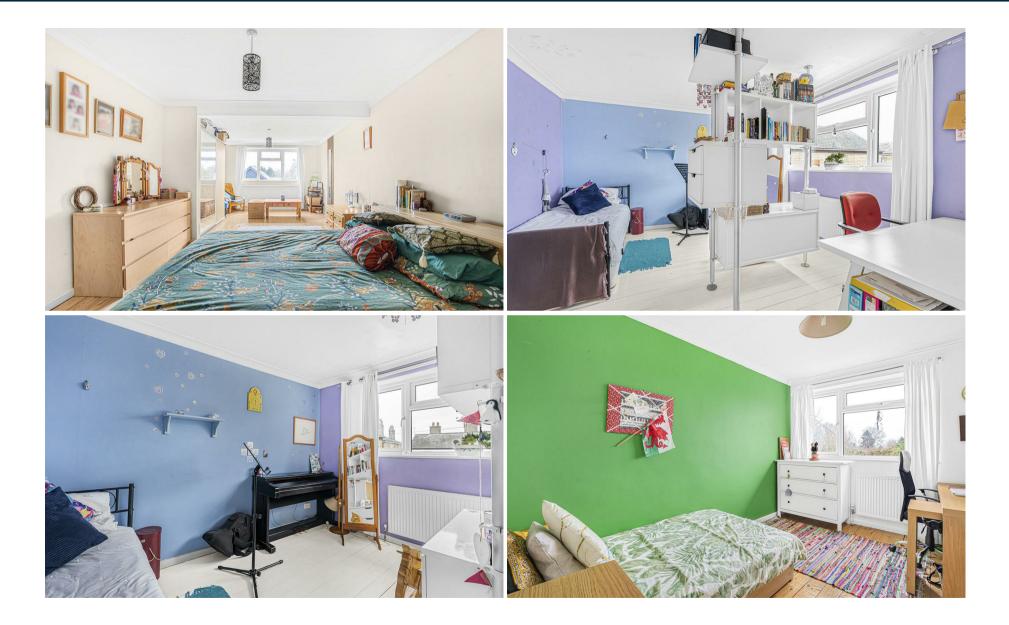
To the front the property is approached off the High Street via a double entrance driveway principally laid to gravel with a centrally positioned bedded area laid to bark full of mature shrubs and trees. There is enough parking for multiple vehicles and 129a does have access over the first portion of the driveway.

To the rear of the property is an extensive garden which is principally laid to lawn with a paved area surrounded by gravel providing a wonderful space to both relax and entertain and following this leads to a raised timber decking area providing further space for outside furniture. Adjacent to this is a timber storage shed and the rest of the garden with lawn and bordered by some well stocked mature trees and hedging, paved pathway leading to the rear part of the garden where there is a large pond, and to the very rear of the garden is a further gravelled area once again ideal for outside furniture, the majority of the gardens are enclosed by fairly recent timber fencing and the property benefits from a side access gate.

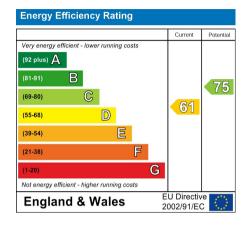
#### **OUTSIDE OFFICE / STUDIO**

complete with separate ISDN line and is currently used as a voice studio fitted with power, lighting and electricity with a double glazed window to side aspect.







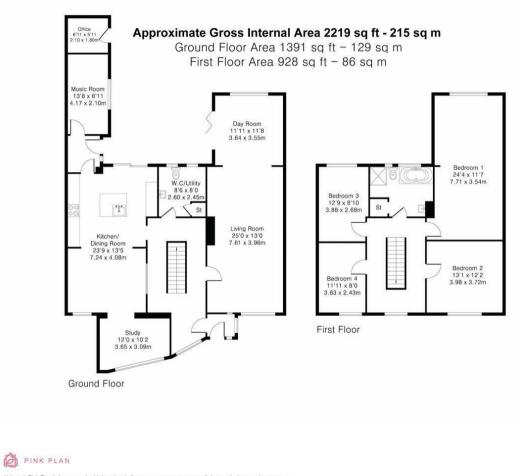


Guide Price £635,000 Tenure - Freehold Council Tax Band - F Local Authority - South Cambridgeshire









RICS

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Although Pink Plan Itd 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.

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.

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IMPORTANT: we would like to inform prospective purchasers that these sales porticulars 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.