



Dunstal Field, Cambridge, CB24 8UH

CHEFFINS

Dunstal Field

Cottenham, Cambridge,
CB24 8UH

- Detached Family Residence
- Three Bedrooms
- Stylish Family Bathroom
- Sizeable Rear Garden
- Great Frontage With Off Road Parking & Adjoining Garage
- Potential To Improve & Extend With Planning Permission Granted
- Use Of A Private Field Only Available To Dunstal Field Residents
- Chain Free

An opportunity to purchase this well-maintained detached family home offering three bedrooms, a garage, and beautifully kept front and rear gardens, all set within a peaceful development on the edge of a highly sought-after village in North Cambridgeshire.

3 1 2

Guide Price £500,000





LOCATION

Dunstal Field in Cottenham is a well-situated and sought-after residential area within this thriving Cambridgeshire village, offering a balance of rural charm and modern convenience. The village itself provides an excellent range of amenities, including a Co-op supermarket, independent shops, cafés, takeaways, and several traditional pubs such as The Chequers and The Hop Bind. Cottenham is also well-served for families, with a highly regarded primary school, multiple nurseries, and Cottenham Village College, which offers secondary education and sixth-form facilities, as well as adult education classes and a community sports centre. For leisure and outdoor activities, the village features various green spaces, recreation grounds, and scenic countryside walks, with nearby access to Cottenham Lode and the Fen Edge Trail, ideal for nature lovers. Sports enthusiasts can take advantage of the local football and cricket clubs, as well as a modern sports pavilion and tennis courts. The location is well-connected for commuters, with regular bus services running to Cambridge city centre, just 6 miles away. Cambridge North railway station is also within easy reach, providing direct links to London King's Cross and Stansted Airport. Road access is excellent, with the A14 just a short drive away, offering connections to the M11, A1(M), and wider national road network.

ENTRANCE PORCH

with double glazed door and window to front, laminate flooring, door to:

LIVING ROOM

Featuring stylish wood laminate flooring, a large front-facing double-glazed window with a radiator beneath, a range of fitted shelving, and a staircase leading to the first floor. A door opens through to:

DINING ROOM

Featuring a tiled floor, a large rear-facing window overlooking the garden, and a radiator. A built-in cupboard houses a concealed Vaillant central heating boiler. Opening through to:

KITCHEN

with a range of fitted units, working surfaces, inset single drainer sink unit and mixer tap, space for cooker and plumbing for washing machine, tiled splashbacks, window overlooking garden, space for fridge/freezer and shelved pantry cupboard, double glazed door to the side.

ON THE FIRST FLOOR**LANDING**

with double glazed window to the side, linen cupboard.

MASTER BEDROOM

with full height mirror fronted sliding wardrobes with fitted drawers, cubby hole and hanging rails, large double glazed window to the front, loft access, radiator.

BEDROOM 2

with double glazed window to the rear, radiator under, fitted shelves.

BEDROOM 3

with double glazed window to the front, radiator under.

FAMILY BATHROOM

with attractive refitted suite with vanity wash hand basin, cupboard under, mixer tap, glass splashbacks, low level w.c. with concealed cistern, panelled bath with shower screen, attractive tiled surround, mixer tap, shower attachment, contemporary towel rail, double glazed window to the rear, recessed ceiling lights.

OUTSIDE

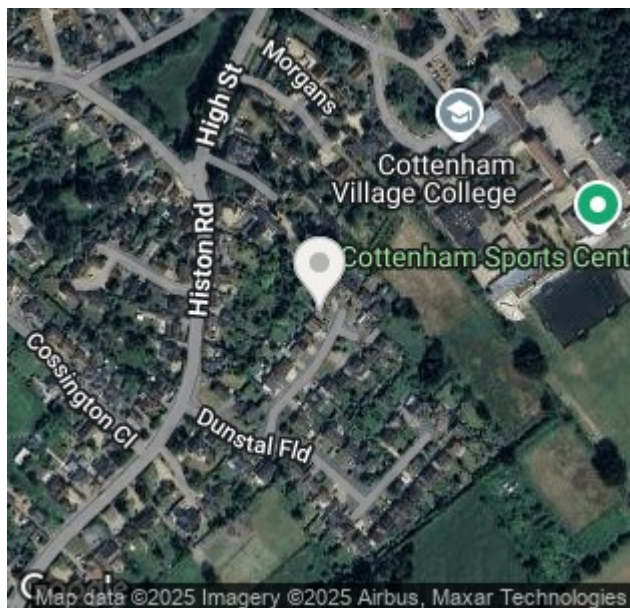
To the front of the property there is parking on a driveway for two cars leading to a SINGLE GARAGE with remote controlled up and over door. Mainly laid to lawn with well stocked flower and shrub beds.

The rear garden is westerly facing extending to approximately 65ft and mainly laid to lawn enclosed with timber fencing with a range of well stocked flower and shrub beds with feature Judas tree and range of Acers, timber shed to remain, gated side access, courtesy door to the garage with power and light laid on, outside tap.

AGENTS' NOTE

There is a small field that is owned by the Residents' of the Close for which there is a maintenance charge of £25 per annum.

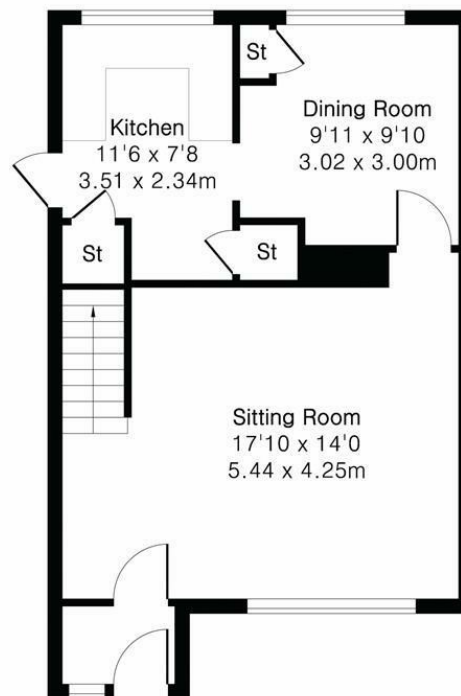




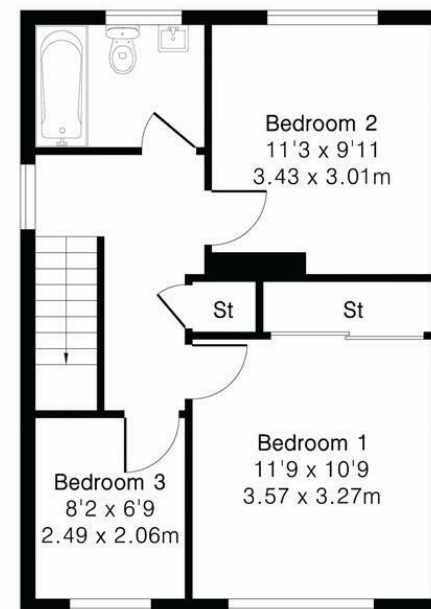
Approximate Gross Internal Area 950 sq ft - 88 sq m

Ground Floor Area 485 sq ft – 45 sq m

First Floor Area 465 sq ft – 43 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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 £500,000

Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire



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>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.