



The Footpath, Coton, CB23 7PX

CHEFFINS

The Footpath

Coton,
CB23 7PX

A rather special opportunity to purchase this substantial detached residence in a most enviable location forming part of this most eagerly sought after and well served village so convenient for access to Cambridge city centre as well as major road links. The property stands within its own grounds of about 0.271 of an acre enjoying views to the front over the village sports field and adjoining the village allotments to the rear. The Footpath is a bridleway which in turn leads into Cambridge on Adams Road.

5 1 3

Guide Price £1,000,000





LOCATION

Coton is a picturesque village located just 2.5 miles west of Cambridge city centre, offering the perfect blend of rural charm and convenient access to urban amenities. Surrounded by open countryside and green spaces, Coton provides a peaceful setting ideal for families and nature lovers. The village itself is home to a well-regarded primary school, a traditional pub, and the popular Coton Orchard Garden Centre, which includes a farm shop and café. For outdoor enthusiasts, the Coton Countryside Reserve offers scenic walking and cycling routes with views over Cambridge. Accessibility is a key feature, with quick access to the M11 motorway for commuting to London and beyond, as well as regular bus services to Cambridge. The city centre, renowned for its historic university, vibrant shopping districts, and cultural attractions, is just a short drive or cycle away, making Coton an appealing location for those seeking the tranquility of village life with the convenience of close city connections.

TIMBER AND GLAZED ENTRANCE DOOR

into:

ENTRANCE PORCH

glazed to three sides, timber clad ceiling with inset downlighter, tiled floor with recessed matwell, double glazed and frosted door leading through to:

RECEPTION HALLWAY

staircase rising to the first floor with return landings, natural timber handrail, newel post and spindles, coved ceiling, radiator and a double glazed window to the front.

CLOAKROOM

fitted with white suite comprising low level w.c., wash hand basin with mixer tap and tiling to splashbacks, tiled floor, radiator, fluted glass window to the front.

KITCHEN/BREAKFAST ROOM

Kitchen/breakfast room has been refitted with a range of storage cupboards and drawers to base and eye level with Corian working surfaces, fitted Miele appliances including electric pyrolytic fan oven, warming drawer and microwave oven, induction hob with glazed splashback and Elica brushed stainless extractor above, Miele fridge/freezer, pull-out larder cupboard, breakfast cupboard, magic corner, recycling bins, fitted and concealed Miele dishwasher, ceiling with a range of inset downlighters, double panelled radiator, window through to Dining Room and double glazed windows to the rear overlooking the garden.

REAR PORCH/UTILITY

wall mounted Worcester gas fired boiler providing domestic hot water and central heating system, plumbing and space for automatic washing machine, tiled floor, butler sink unit, shelving, panelled and double glazed door leading to outside, double glazed windows.

DINING ROOM

with double panelled radiator, fitted adjustable shelving, coved ceiling with inset downlighters, double glazed and secondary double glazed window to the front.

LIVING ROOM

L-shaped room with two access doors, coved ceiling with a range of inset downlighters, herringbone pattern parquet flooring, Jetmaster fireplace with granite hearth and surround, double panelled radiator and a pair of double glazed sliding doors to the rear and double glazed door leading out to the rear.

ON THE FIRST FLOOR**LANDING**

with coved ceiling, fitted double cupboard housing pressurised hot water cylinder and slatted shelving, further broom cupboard with shelving, access to loft space, radiator, and double glazed window to the front.

BEDROOM 1

wash hand basin, range of fitted wardrobes and drawers, ceiling with inset downlighters, radiator, and double glazed window to the rear.

BEDROOM 2

wash hand basin, fitted wardrobe cupboard, double panelled radiator, double glazed window to the front.

BEDROOM 3

fitted wardrobe cupboard, wash hand basin, double panelled radiator, double glazed window to the rear.

BEDROOM 4

radiator, double glazed and secondary double glazed window to the front.

BEDROOM 5

with radiator, double glazed window to the rear.

BATHROOM

fitted with white suite comprising panelled bath with mixer tap, bowl style wash hand basin with mixer tap and storage drawers, tiled shower cubicle with drencher shower head and handheld rose, low level dual flush w.c., double glazed and frosted windows to the side one being secondary double glazed, heated towel rail/radiator, electric bar heater.


OUTSIDE

The property sits in its own delightful generous plot with front garden principally laid to lawn with flowering and shrub beds and driveway to side incorporating turning area leading to DOUBLE GARAGE with remote control up and over door to the front, power and light connected, work bench, personal door to the rear and window to adjoining potting shed with transparent roof, power and light connected, sliding door to garden, windows to the rear.

Rear gardens of good size principally laid to lawn with paved pathway, flowering and shrub beds, mature trees, fruit cage and gated access leading through to the allotments. Paved patio area.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(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 £1,000,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire



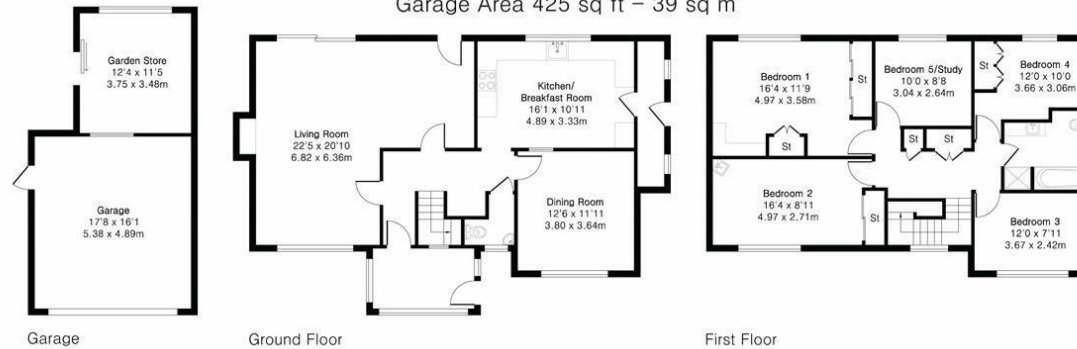


Approximate Gross Internal Area 1800 sq ft - 167 sq m

Ground Floor Area 960 sq ft – 89 sq m

First Floor Area 840 sq ft – 78 sq m

Garage Area 425 sq ft – 39 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.



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.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.

