



16 High Street, Coton, Cambridge, CB23 7PL  
Guide Price £575,000 Freehold



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**A STUNNING TERRACED VICTORIAN HOUSE, MUCH IMPROVED, BEAUTIFULLY PRESENTED YET RETAINING MANY OF THE ORIGINAL FEATURES, SET WITHIN A LANDSCAPED GARDEN AND LOCATED WITHIN THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Terraced Victorian house
- 3 beds, 1 bath, 2 receipts
- New gas fired central heating boiler (2021)
- Refitted family bathroom
- EPC - D/63
- 975 Sqft / 90 Sqm
- 0.05 acres
- Off road parking
- Original sash windows
- Council tax band - C

The property occupies a wonderful centre of village position, overlooking paddocks to the front and just a short walk from the local primary school, church and public house/restaurant. The current owners have transformed the property with a number of improvements and all is beautifully decorated and presented throughout. The ground floor hallway has been re-configured which gives the entire ground floor a much improved flow. The living room has had a wood burning stove fitted, a new boiler was fitted in 2021, a new luxury family bathroom suite has been fitted, there are new bespoke wardrobe cupboards in the rear bedroom and the garden has been landscaped.

The accommodation comprises a welcoming reception hall with solid wood flooring with stairs to first floor accommodation, storage cupboard under. The sitting/dining room has two sash windows, front aspect and a sash window to the rear and boasts a feature fireplace with inset wood burning stove and bespoke cupboards and book-shelving fitted either side of the chimney breast, plus solid wood flooring running throughout. The kitchen/breakfast room is fitted with attractive cabinetry, fitted work surfaces with inset one and a half sink unit, mixer tap and drainer, a range of appliances including an induction hob, double oven, integrated dishwasher, space for a fridge/freezer and washing machine. Just off is a handy boot room with quarry tiled flooring and a door out to the garden.

Upstairs, off the landing are three double bedrooms, bedrooms one and two have the original fireplaces. Bedroom three has recently fitted bespoke wardrobe cupboards and the family bathroom has been re-configured and re-fitted with a luxury suite which boasts a panel bath and a separate tiled shower cubicle, plus attractive tiling and heated towel rail.

Outside, there is a small low maintenance front garden. The rear garden has been professionally landscaped and laid mainly to shaped lawn with well stocked flower and shrub borders and beds and a generous paved patio. There is a paved pathway to the rear of the garden where there is another terraced area and gated access which leads to the parking space and a parcel of land beyond on which sits a timber shed and vegetable garden.

**Location**

Coton is a quiet village situated just over 2 miles west of the City centre and surrounded by gently undulating countryside. Communications are excellent, Junctions 12 and 13 of the M11 are close by and the City can be reached within a few minutes drive either via the Madingley or Barton Roads. Alternatively the famous Coton footpath brings the Backs of the Colleges within enjoyable cycling distance. The village is consequently very popular in University circles due to its close proximity to the principal Colleges and University departments. Two 18 hole golf courses are within easy reach, and the local pub The Plough which sits within the heart of the village is an award winning gastropub and restaurant.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, water and mains drainage.

**Statutory Authorities**

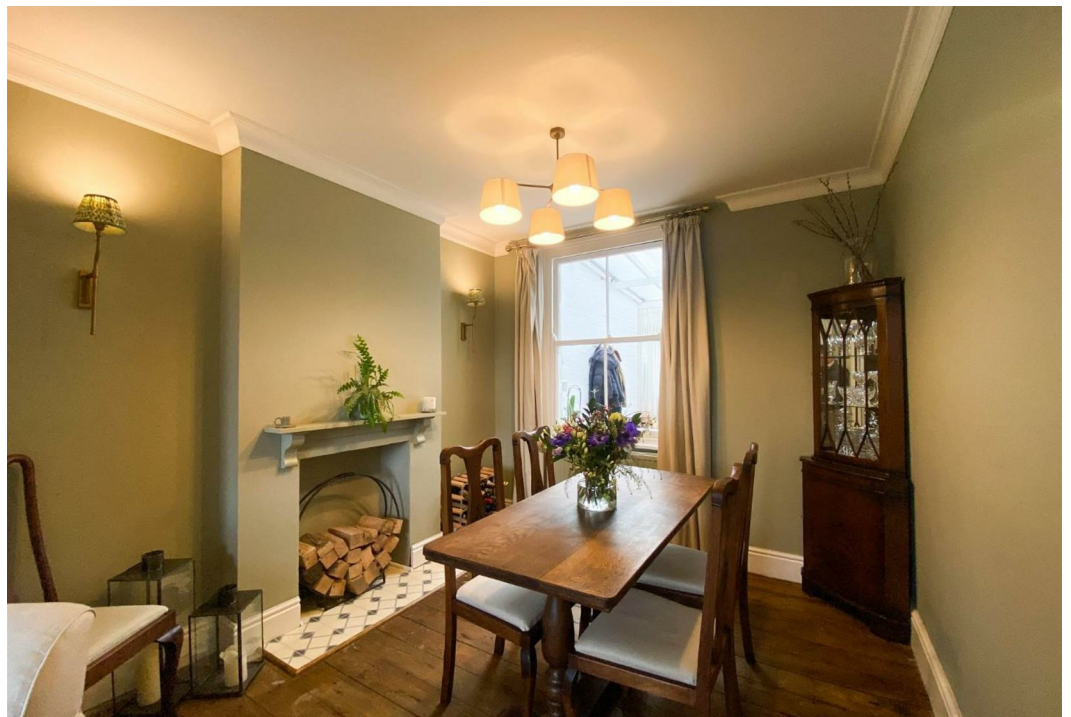
South Cambridgeshire District Council  
Council tax band - C

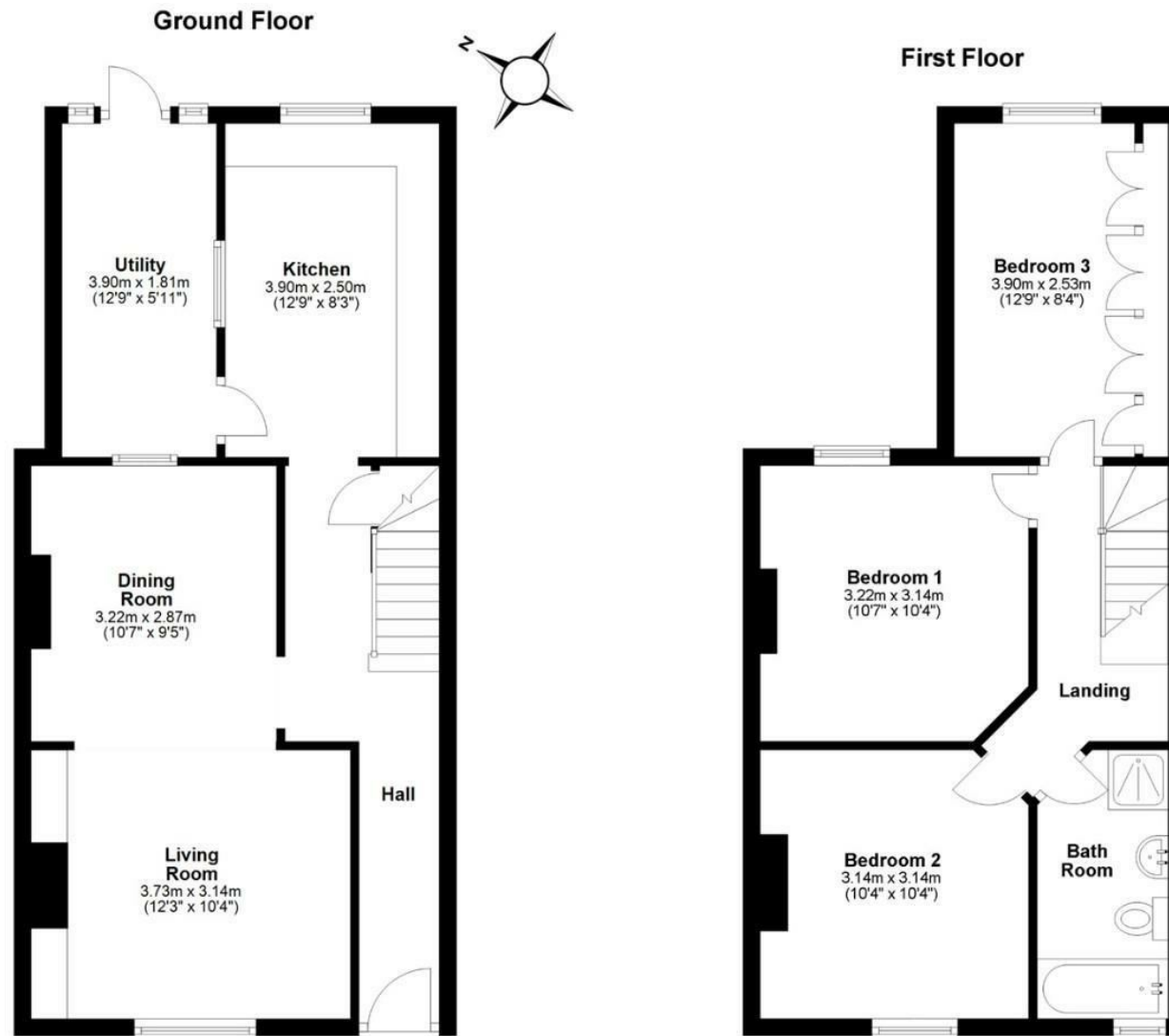
**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Approx. gross internal floor area 90 sqm (975 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	63	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



