



22c High Street, Coton, CB23 7PL  
Guide Price £1,400,000 Freehold



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**AN OUTSTANDING NEW PROPERTY OFFERING EXCEPTIONAL SPACE FINISHED TO THE HIGHEST STANDARDS, SET IN A MOST ENVIABLE PLOT APPROACHING 0.40 ACRES AND NICELY POSITIONED IN THIS HIGHLY DESIRABLE VILLAGE.**

- Detached 4 double bedroom property built in 2024
- Superb open-plan kitchen/dining/family room
- 2,263 sq ft
- Approaching 0.40 acre plot
- Highly-desirable village location
- Easy cycling distance into Cambridge City
- Catchment for Comberton Village College
- Council tax band - G
- EPC - B/86
- 10-year NHBC warranty

**The property**

A truly outstanding property designed for today's modern family, offering exceptional space finished to the highest of standards and set in a most enviable plot approaching 0.40 acres. On the ground floor there is a spacious entrance hall featuring an impressive glass balustrade galleried staircase leading to the first floor accommodation. The hall leads onto each of the reception rooms allowing the ground floor accommodation to flow. There is a sizable living room which benefits from large sliding doors opening to the rear garden, taking advantage of the wonderful vistas of the grounds and offering a welcoming, light-filled space. A fantastic open-plan kitchen/dining/family room is accessed via glazed double doors to the side of the property, and again benefits from large sliding doors opening to a considerable patio and further garden area. This provides wonderful space in which to congregate as a family, cook, dine and entertain in. The kitchen itself is of high specification with an arrangement of integrated Siemens appliances, contemporary handle-less cabinetry, large island unit and quartz stone worksurfaces. Off the kitchen is a large utility, finished to the same high standard as the kitchen, and with access to the the garden also. A study with bespoke fitted cabinetry and shelving is also off the hall; providing separate space for home-working.

The first-floor accommodation is accessed via the light-filled and spacious staircase leading to four double bedrooms, featuring high vaulted ceilings adding to the sense of space and visual interest. Each bedroom has the added benefit of a range of bespoke fitted wardrobes and storage. The principal bedroom has delightful views of the rear garden and benefits from a Juliette balcony to bring the outdoors-in. Bespoke floor to ceiling wardrobes have been fitted, and there is a well-appointed ensuite with large walk-in shower, Duravit sanitaryware and Porcelanosa tiling. There is also a beautifully finished four-piece family bathroom complimentary to the en-suite.

Outside, the property is set on a private road shared by just two other properties, and benefits from a wonderful plot of around 0.40 acres. The garden is predominately laid to lawn and is enclosed by closeboard fencing with decorative wrought iron gated access at the side. Various mature specimens and hedging has been planted to further enhance the mature grounds, and there is a sizable patio area for outdoor dining and entertaining. A bespoke high-quality cycle store/store/bin store offers plenty of storage space. Parking can either be in the double garage or on the block-paved driveway where there is parking for a further 4 cars. The private road is divided between the three properties with rights and responsibilities over. There is no management company.

Agents note: Internal photographs were taken when the property was dressed as a Show Home.

**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.

**Services**

Mains water, electricity and drainage are all connected.

**Statutory Authorities**

South Cambridgeshire District Council

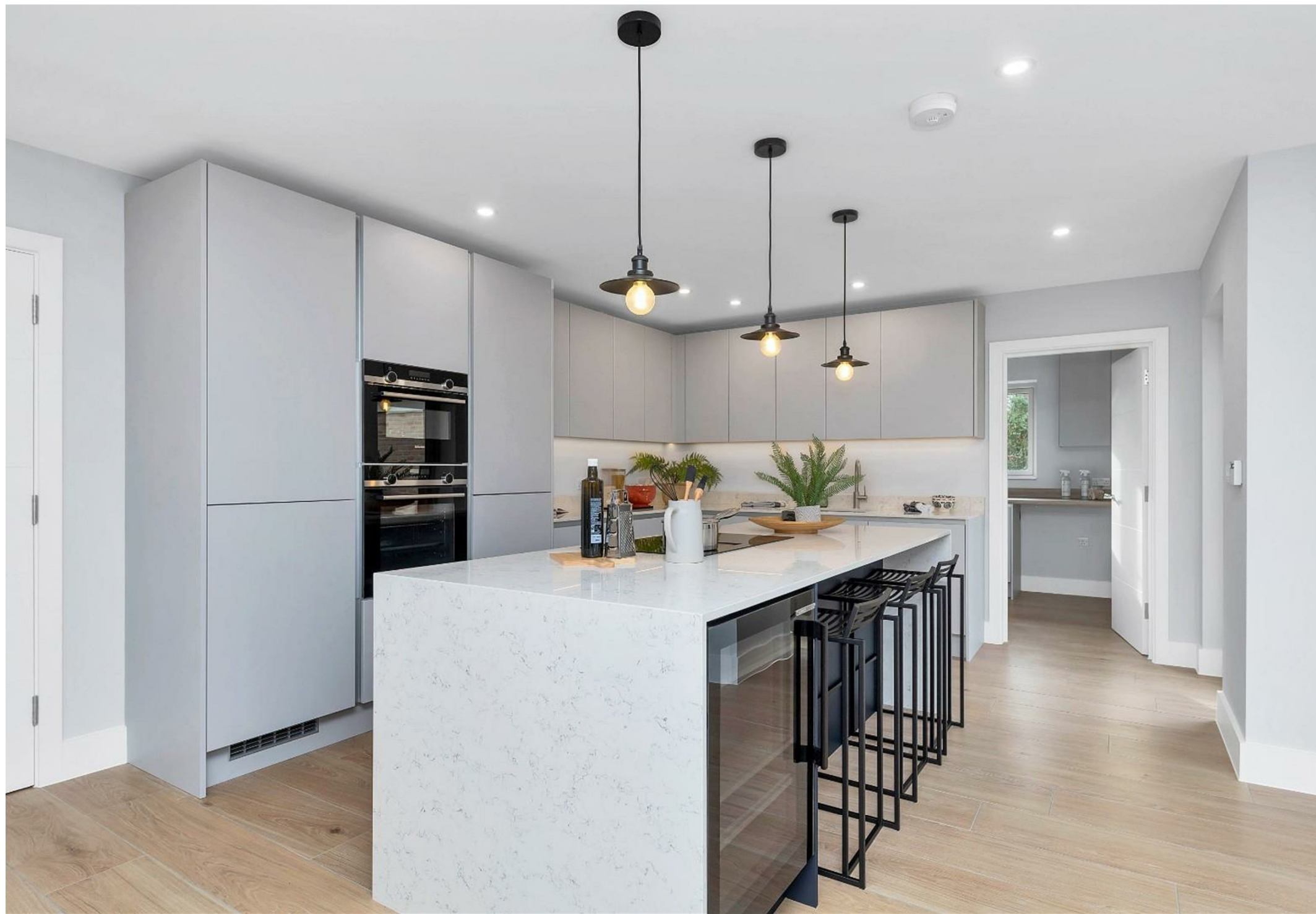
**Fixtures and Fittings**

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 joint sole agents, Redmayne Arnold and Harris

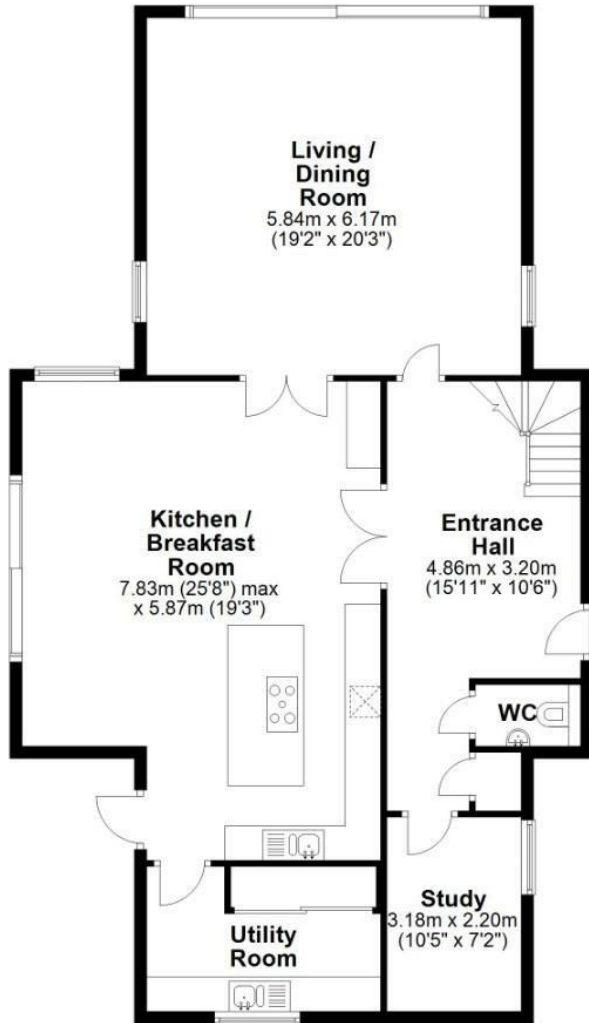






## Ground Floor

Approx. 117.8 sq. metres (1268.1 sq. feet)



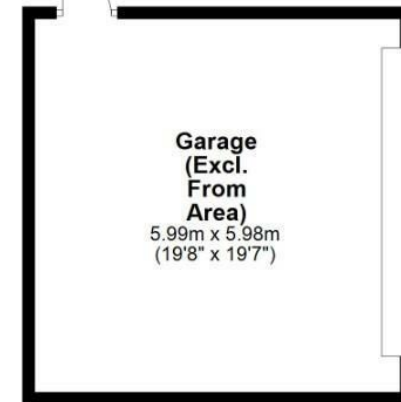
## First Floor

Approx. 92.4 sq. metres (994.9 sq. feet)



## Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 210.2 sq. metres (2263.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(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

