



Plot 1, 24 High Street, Coton, Cambridge, CB23 7PL
Guide Price: £1,250,000 Freehold



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01223 323130

A fine, detached new-build family house built to traditional style and finished to a high specification throughout, extending to over 2,132 sqft and nicely positioned within a select scheme of just three properties in this highly desirable village.

Stunning and versatile traditional style property finished to a high standard throughout • Superb open-plan kitchen/dining/family room • High specification kitchen with large island • Separate living room • 3 bathrooms • Highly-desirable village location • Easy cycling distance in Cambridge City • Catchment for Comberton Village College • 10 year NHBC warranty •

Situated in the much sought-after village of Coton, framed by picturesque countryside and slightly to the West of the city centre, this exclusive development offers just three 4 Bedroom family homes. Nestled off the high street these high-specification properties offer exceptional and versatile space in an enviable position within the village, and are ideally placed for those seeking village life with easy cyclable access into the city.

Each property has been carefully designed to expertly blend traditional style with today's modern living; providing considered space and high specification with meticulous attention to detail throughout. The properties benefit from superb open-plan kitchen/dining/family rooms to the heart of the home with separate spacious living rooms and study to the larger plot (Plot 3). Large glazed doors open to generous landscaped private gardens with sizable terraces for outdoors-in living and enjoyment.

Ready for occupation. Photos shown are a combination of Plots 1, 2 and Plot 3 (dressed as a show home) as well as development photos. All photos showing dressed/staged are of Plot 3.

The property has been designed with today's modern family in mind and is finished to the highest standards of specification throughout. On the ground floor there is an inviting entrance hall leading onto each of the reception rooms, with attractive wide-plank oak effect porcelain flooring throughout. There is a spacious living room accessed through glazed double doors from the hall and benefitting from French doors opening out to the side garden, offering a welcoming, light-filled space. A superb open-plan kitchen/dining/family room is to the rear of the property and features large picture windows as well as sizable sliding doors that open to the generous patio and garden. This provides a great 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 into the garage and to the garden also.

The first-floor accommodation is accessed via a light and spacious galleried staircase with glass balustrade leading to four generous double bedrooms, two of which having most spacious en-suite facilities. The principal bedroom further benefits from an arrangement of bespoke fitted wardrobes and drawers to create two dressing areas, and bedroom 2 a fitted double wardrobe; all of high quality. There is also a beautifully finished four-piece family bathroom with Porcelanosa sanitaryware and tiling with contemporary fittings, complimentary to the en-suites.

Outside, the property is set on a private road shared by just two other properties, and benefits from a good-sized private landscaped garden to two sides. The garden is predominately laid to lawn and is enclosed by closeboard fencing with gated access at the side. Mature planted hedging softens the borders, and there is a large patio area for outdoor dining. A bespoke high-quality cycle store/store/bin store offers plenty of storage space. Parking can either be the garage or on the block-paved driveway where there is parking for a further 3 cars.

Location

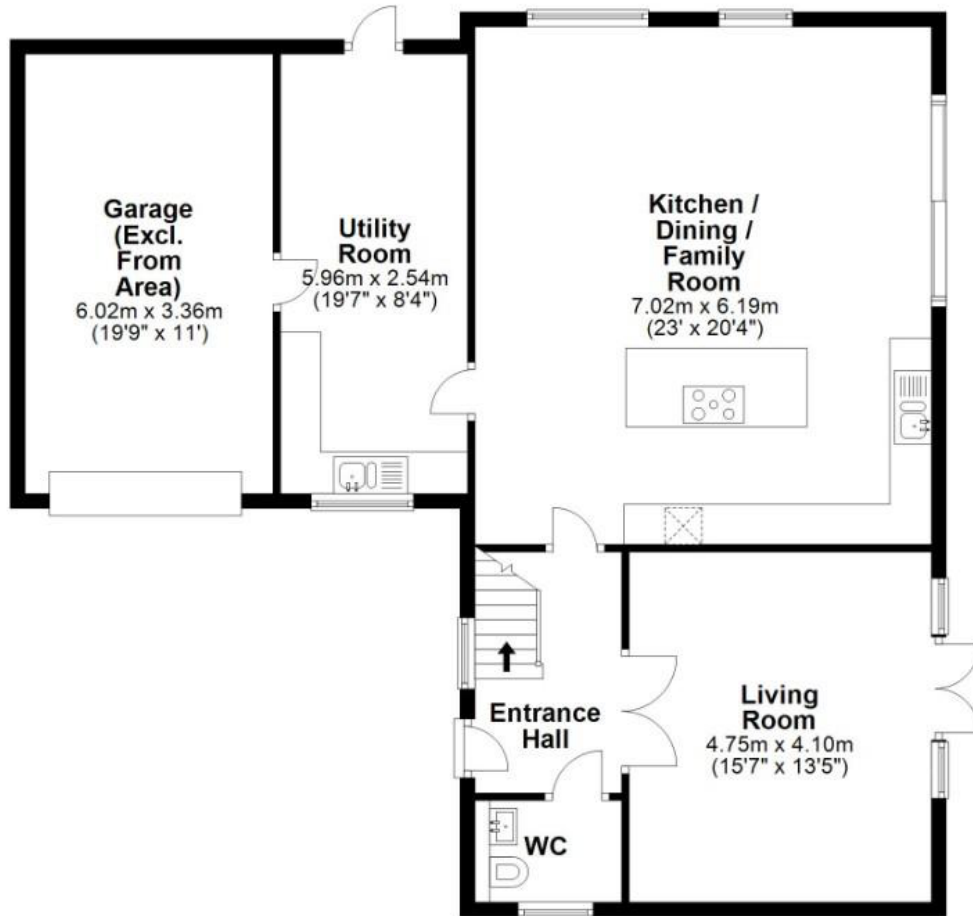
Coton is a quiet village situated just over 2 miles west of the City centre and surrounded by gently undulating countryside. Communications are excellent, Junctions 12 and 13 of the M11 are close by and the City can be reached within a few minutes drive either via the Madingley or Barton Roads. Alternatively 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.





Ground Floor

Approx. 89.1 sq. metres (959.0 sq. feet)



First Floor

Approx. 109.0 sq. metres (1173.8 sq. feet)



Total area: approx. 198.1 sq. metres (2132.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.





SPECIFICATION

KITCHEN AND UTILITY ROOM

- Bespoke kitchens in an attractive matt finish.
- Silestone Quartz worktops and matching upstands in kitchen - neutral 'White Storm' colour and 'Waterfall' edges to the end of the units.
- Integrated Siemens appliances including induction hob with circulating extraction, oven, combi-oven with microwave function, dishwasher, full height fridge and freezer units.
- Bosch undercounter wine cooler.
- LED strip lighting under wall units.
- Laminate worktops and matching upstands in wood-effect in utility rooms.
- Plumbing and space for washing machine and tumble dryer in utility rooms.

BATHROOMS AND EN-SUITES

- Contemporary white Duravit sanitaryware including wall hung WCs.
- Crosswater chrome mixer taps, shower and bath fittings.
- Fully tiled with Porcelanosa floor and wall tiles.
- Vanity units with wash basins over in en-suites.
- Walk-in showers to en-suites.
- Cabinets/bathroom mirrors above basins.
- Chrome towel rails operated from time clock.
- Underfloor electric heating.

HEATING AND WATER SYSTEM

- Daikin Air Source Heat Pump.
- Underfloor heating throughout the ground floor with independent zoned thermostats and radiators on first floor.
- High capacity pressurised hot water cylinders with electric immersion heater.
- Outside taps at the front the property.
- Fully tiled with Porcelanosa floor and wall tiles.
- Vanity units with wash basins over in en-suites.

ELECTRICAL

- Zappi 7kw electric car charging point.
- Solar panel installations.
- Category 6 Data wiring throughout.
- Intruder alarm from Libra security.
- Aerial sockets to all reception rooms and bedrooms with option to connect to a digital aerial or cable.
- Data points to all reception rooms and bedrooms.
- Energy efficient LED down lighters throughout.
- 5 amp lamp circuits in all living rooms.
- External lights to front and rear.
- External waterproof power socket.
- Wired smoke alarms.

LANDSCAPING

- Permeable block paving driveways.
- Indian sandstone front paths and rear patios.
- Communal areas at front landscaped with mature trees and shrubs.
- Bollard lighting to shared driveway.
- Rear gardens turfed and planted.

CONSTRUCTION AND EXTERNAL FINISHES

- RIBA Architects, Graham Handley & Partners
- High quality facing brickwork with contrasting Hardie Plank Boarding.
- Plain tiled roof.
- Timber windows and doors.
- Velfac double glazed windows in roof space – aluminium and timber.
- High quality Sunflex 55 aluminium bi-fold doors in the kitchens from ID Systems.
- Bike and bin stores to each property.
- Timber frames clad in Hardie Plank Board.

WARRANTY

10 year NHBC new home warranty.

TENURE

Freehold.

SERVICES

Mains water, electric and drainage are connected.

LOCAL AUTHORITY

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.

AGENT'S NOTE

As a new-build property the EPC has not yet been issued however this is predicted to be a "B" rating.



