



Plot 3, 24 High Street, Coton, Cambridge, CB23 7PL
Guide Price: £1,400,000 Freehold



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A truly outstanding property exceptional space of the highest standards, set in a most enviable plot approaching 0.40 acres and nicely positioned within a select scheme of just three properties in this highly desirable village.

Detached 4 double bedroom new-build property • Superb open-plan kitchen/dining/family room • High specification throughout • Approaching 0.40 acre plot • Highly-desirable village location • Easy cycling distance into Cambridge City • Catchment for Comberton Village College • Council tax not yet banded • EPC to follow, anticipated 'B' rating • 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 of Plot 3 dressed as a show home, as well as development photos.

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 a 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 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, each featuring high vaulted ceilings adding to the sense of space and visual interest. 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.

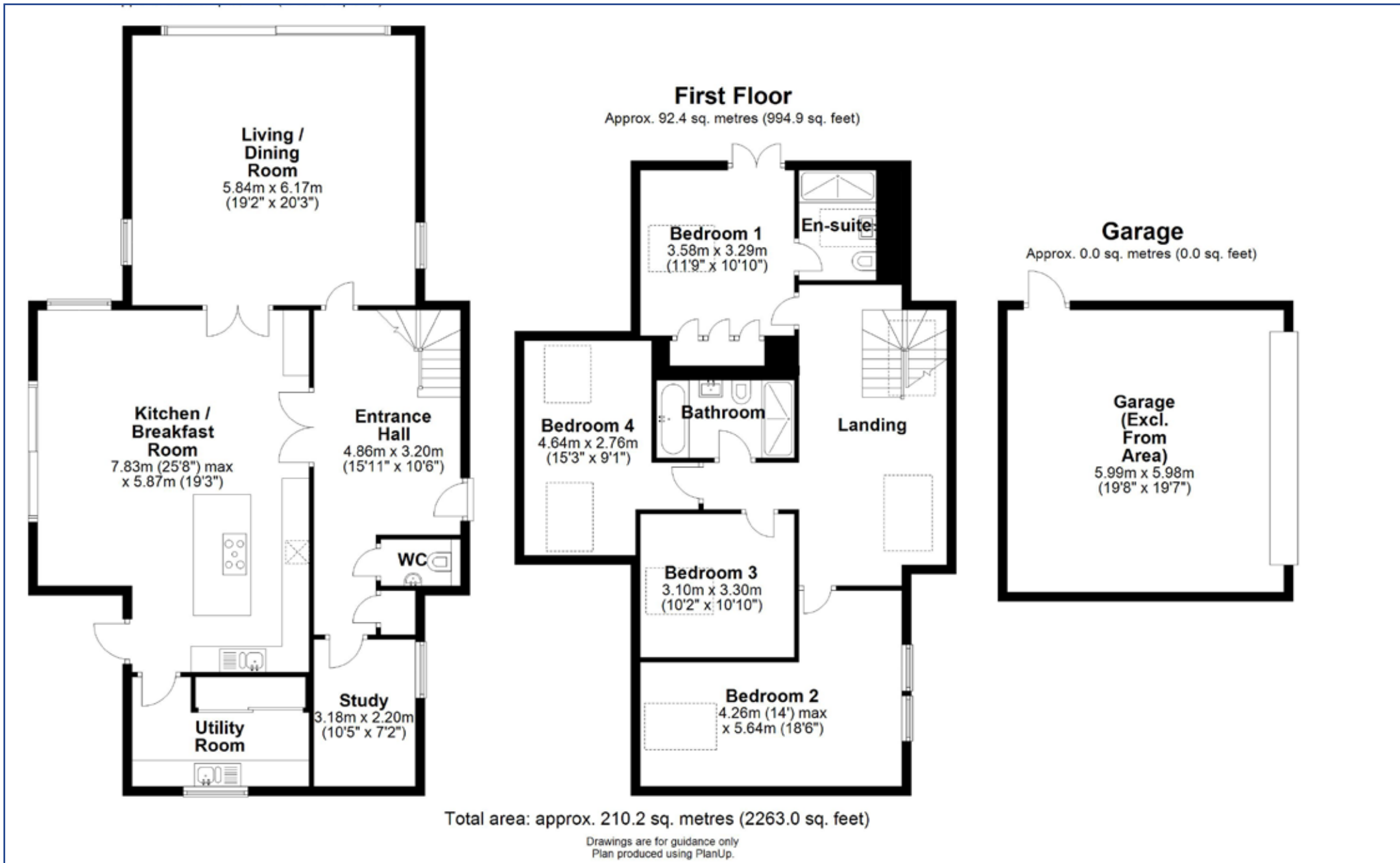
Outside, the property is set on a private road shared by just two other properties, and benefits from a wonderful plot of around 0.40 acres. The garden is predominately laid to lawn and is enclosed by closeboard fencing with gated access at the side. Various mature specimens and hedging has been planted 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 will be divided between the properties with rights and responsibilities over. No management company.

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.







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.





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.
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- 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.



