

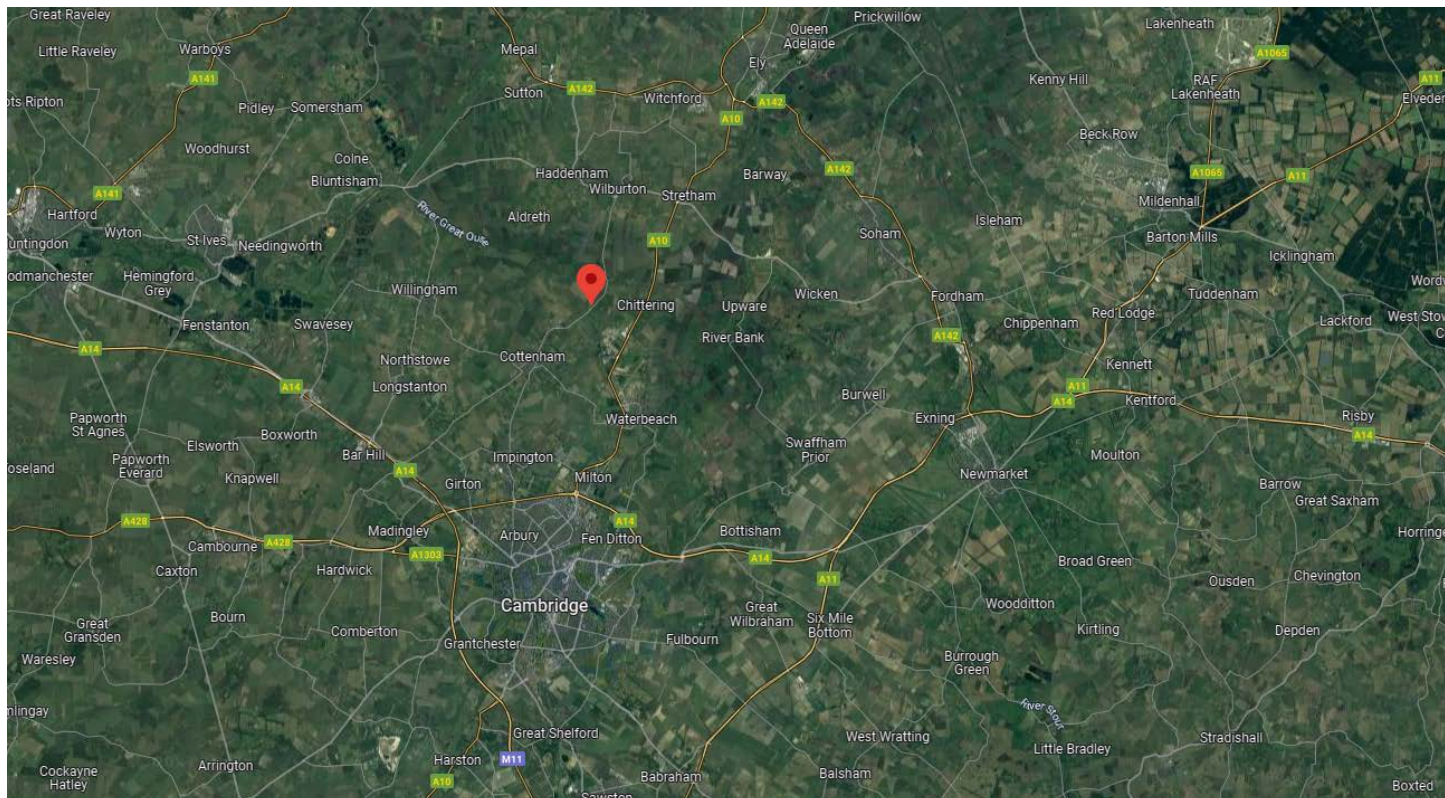


An Exclusive Development of Only Two High Specification Semi-detached Bungalows, in Cottenham, Cambridge

GREENACRES & ROSE COTTAGE | HAELAN FELD | TWENTYPENCE ROAD | COTTENHAM | CB24 8PP

Cambridge City Centre is 15 minutes and Ely is less than 25 minutes by car. Amongst the cities' myriad of attractions are Cambridge's Grand Arcade with its flagship John Lewis store, the city's scenic Christ's Pieces park and Ely's imposing Norman cathedral. Waterbeach Railway Station is a 12-minute drive, linking you to Cambridge (6 minutes), Ely (10 minutes), and London King's Cross (59 minutes) with ease. The development is close to both the A14 and the A10, with the A1(M) just 20 minutes away. For international and domestic flights, your nearest airport is Stansted Airport, a 40 minute drive away. Cambridge North Train Station only 6 miles away - commute into London with ease!

Map Location of **Cottenham**



Driving Times to Places:

Cambridge 15 mins

Ely 25 mins

Stansted Airport 40 mins

Peterborough 49 mins

Northampton 1hr

Norwich 1hr 22 mins

The highly sought-after village of Cottenham

Cottenham has all the amenities you'll need, including GP and dental surgeries, a Co-operative supermarket, a fresh fruit and vegetable shop and two hairdressing salons are just a short stroll away. Cottenham also has its own pre-school, primary school and secondary school, to see children through their education. Much of Cottenham life takes place in its vibrant community centre, which started life as a Methodist chapel in the mid-19th century. Today, the building houses a coffee shop with a children's play area, an information hub and free Wi-Fi. There's a varied timetable of clubs with activities including ballet, crafting and photography. The community centre also becomes a cinema once a month, screening films in the coffee shop. When you fancy a night out, make your way to one of the village's pubs; including The Chequers, which has served locals for 180 years. Alternatively, indulge in some mouth-watering Indian food at Curry Palace, or plump for good old fashioned fish and chips at Cottenham Fish Shop. Whether you prefer watching or playing sport, you can do both at the village's recreation ground, which is home to Cottenham's football and cricket clubs. There's a bowling green and a social club, too. This place truly does have a butcher's, baker's and a candle stick maker!

Description of properties:

Greenacres and Rose Cottage are a pair of attractive semi-detached bungalows with countryside views with unusually high ceilings giving them more a light airy feeling than that of a detached house.

Both properties boast a large rear garden PLUS additional space of up to 4 acres each (STS). Giving the new owners a chance to create an equestrian facility or a horticultural / wildlife paradise.

There is ample parking for at least 20 cars outside the property.

An additional area is available for each property to the front where a pole barn is located to give additional covered parking or this area can be turned into a triple garage with accommodation above (STPP).

Each property has four extremely large double bedrooms and three bathrooms and space which can be converted into a 5th bedroom.

Each property boasts usually two master bedrooms each with large en-suites, large shower enclosures, large walk-in-wardrobe and patio doors leading to the patio area with truly stunning countryside views. There is a large separate utility room.

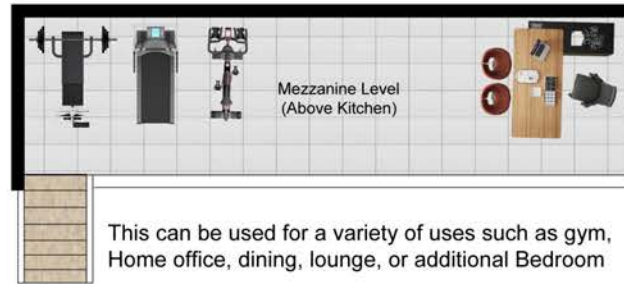
The large modern kitchen with solid oak work tops not only boasts state of the art Siemens appliances it has a large island unit with seating for 6 people making this an amazing entertainment area with an integrated 80cm Siemens hob so you can cook facing your guests.

Above the kitchen is a large mezzanine floor which can be used for a multitude of things such as an additional bedroom, office, dining area, tv area, gym etc and certainly adds a AmAzInG factor to this magnificent property.









Cottenham

Approx Total Living Area 231.79 sqm / 2495 sq ft

(Including Mezzanine which is approx 245 sq ft)

Dimensions are approximate & therefore should only be used for illustrative purposes.

Specifications to dream of

Kitchen

- *Professionally designed kitchen with oak surfaces, upstand, fitted units and tiled splashbacks.*
- *Blanco 1 ½ bowl under mounted sink with drainer and mixer tap*
- *LED lighting under wall units*
- *Siemens integrated double oven and Siemens Microwave*
- *Siemens induction hob which is self venting*
- *Large American Siemens Fridge / Freezer*
- *Future provision plumbing for water softener*

Utility

- *Oak worktop*
- *Single sink*
- *Plumbing and spaces for washing machine & tumble dryer*
- *Under worktop cupboards*
- *Solid oak flooring*

Family Bathroom, En-suites & Cloakroom

- *High quality sanitary ware with chrome fittings*
- *Mirror with light and shaving point with vanity units under basins to family bathroom & ensuites*
- *Full tiling to showers and half tiled walls to back of WC/Sink, bathroom & ensuites*
- *Underfloor heating to family bathroom and en-suites*
- *Mirror & wall hung sink and tiled splashback in downstairs WC*

Plumbing, Heating & Electrical

- *Downlights to all ground floor rooms, bathrooms and ensuites*
- *Pendants to bedroom & living room*
- *Air Source Heatpump underfloor heating system on ground floor*
- *Radiator heating to bedrooms*
- *TV point to living area*
- *Telephone sockets to living areas*
- *Cat 6 wiring to living area*
- *Smoke & heat alarms*

Internal Finishes

- *Solid oak flooring to the ground floor*
- *Top quality carpets included to all bedrooms*
- *Walk in Wardrobe to master bedrooms with oak shelving*
- *Internal doors with solid core for better sound and thermal insulation and brushed steel door furniture to all rooms*
- *Smooth plastered walls and ceilings finished in white emulsion throughout*
- *Bespoke staircase to mezzanine floor*
- *Quality double glazed windows throughout*
- *Quality double French doors to living room, rear garden*

External Areas

- *Professionally landscaped communal areas*
- *Paved patio area and grassed rear garden*
- *LED PIR outside lighting to front door and rear*

Environmental Details & Ecological Additions

- *Energy efficient air source heat pump system*
- *Double Glazed wooden windows with PAS24 certification with a high level of thermal insulation and reduced heat loss*
- *High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer*
- *Low energy PIR external lighting*
- *Low energy lighting to all homes*
- *Dual flush mechanisms to toilet*

Warranty & Aftercare Sales

- *10-year professional warranty*
- *Thorough demonstration of your new home before it is handed over to you, to include detailed homeowner pack with advice and recommendations for future home maintenance*
- *Advice provided on the best way to look after your home in the future*

Notes: These particulars should be treated as guidance only and should not be relied upon as statements or representative of facts. We reserve the right to amend specifications as necessary and continually strive to add new and superior products so individual features may vary.

Additional Information:

24 Month Comprehensive Builders Warranty

10 Year Structural Warranty

EPC B

Freehold

Services: Air Source Heat Pump, Mains Water & Electricity

& The Fastest Fibre Broadband

Additional Specifications Upon Request:

Shed

Metal Secure Storage For Bikes

Nest / Hive hot heating options, security etc

Swimming pool / Jacuzzi / Sauna provided by www.poseidonpools.co.uk

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