



GREENACRES & ROSE
COTTAGE
COTTENHAM



WARM WELCOME

Head just out of Cottenham towards Wilburton and a short distance and on your left are some magnificent wrought iron electric gates to welcome you to Greenacres & Rose Cottages set in 10 acres of land. They are homes with the perfect blend of countryside living with refreshingly modern fittings. There is more than ample parking for up to twelve cars, all tucked behind a tall, hedge to the front.



Open the front door – a natural draw for the light – and enter into a multifunctional porch, dining and entertainment space.

Decorated in white combined with a chic soft grey, with fabulous oak flooring underfoot leading to the most magnificent island unit which can easily seat six guests whilst you entertain them using state of the art Siemens appliances. This property also boasts a large separate utility room with built-in cupboards topped in solid oak wood providing ample space for a washer and dryer, with a sink and draining board.



FAMILY, FRIENDS & FOOD

Eyes instantly pull toward the many light sources: the roof lights overhanging the sleek central island – fitted with an 80 cm self induction Siemens hob, the island unit invites you to have casual dining where as the formal dining table allows for entertaining. With above mezzanine floor for further living-dining space.

A range of integrated Siemens appliances includes a double oven and a further oven with built-in microwave, induction hob, dishwasher and large American fridge freezer.

Keep the celebratory ‘new home’ bottle of bubbly cold in the integrated wine chiller.

There are multiple cupboards within the central island which are ideal for storage. And along the back wall of the kitchen are further cupboards and storage space for all of your culinary needs. Soft close pan drawers are a modest and welcome addition.

The ambient temperature set by the underfloor heating in the utility porch and the dining-living area surrounding the kitchen.

“We love the space in here to cook and create”.



BATHED IN LIGHT



Boasting two master bedrooms each with their own large en-suites and walk in wardrobes they also access their own private patio, which overlook the extensive garden and views countryside beyond. Ideal for summertime barbecues, simply pull the doors open and step out for al fresco breakfast, lunch and dinner. After dinner, watch your favourite family shows in the mezzaine area, where a Sky glass television can be accomodated. Such a light, bright space. Oak flooring in the main entertainment space underfoot leads to two further extremely generous double bedroom with a large family bathroom.



CHARMING

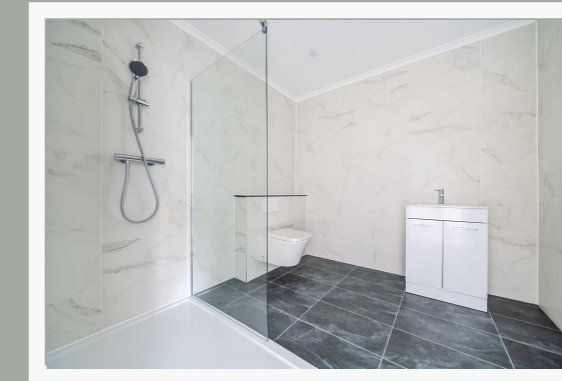
For after dinner drinks, entertainment and relaxation, slip up to the mezzaine floor; a space suffused in light.

This barn conversion keeps the charm of a barn with black wooden cladding yet brings in the more modern aspects through the grey painted windows and doors.

Plush carpets adorn the four bedrooms which adds a further, cosy element. In all there is 2,495 square foot of space making this ideal for families.

Set within 10 acres this property offers a retreat when peace and quiet calls. Yet is only a short drive to Cottenham which literally has everything from a butchers and bakers through to a candlestick makers.





SOCIAL SPACES

Crossing the entrance hall, into the vast open plan space you will immediately think of entertaining friends and family. Absolutely ideal for a party with also plenty of parking for guests or a quiet night in.

This high specification semi-detached bungalow boasts countryside views, unusually high ceilings for a light and airy feel, with a large modern kitchen with solid oak worktops, Siemens appliances and a large generous central island.

The mezzanine floor offers versatile space - a fifth bedroom perhaps or an office using the latest state of the art BT fibre?

An energy-efficient air source heat pump provides all your necessary hot water and heating.

Another spot in which to refresh the senses is the family bathroom, featuring a wash basin, WC and an extra large tiled bath tiled. A handy and accessible addition.



REST & RELAXATION

Across from the voluminous family bathroom are the two identical master bedrooms each with their own ensuite.

Centre of attention is a double walk in shower surrounded by white marble effect tiles contrasted with the black granite style floor. The white porcelain wash basin is set in a vanity unit. A free floating modern toilet with push buttons is a welcome addition the perfect place for a scented candle to add a further sensory element of relaxation to shower time.



Continue along the plush toe-sinking carpeted bedroom floor before arriving at your walk in wardrobe with oak shelving and plentiful storage for all those handbags, shoes and clothes. Painted in a modern yet chic and warm grey.



The double-fitted plus an additional single fitted wardrobe, replete with oak shelving supply plentiful storage, whilst a loft hatch above allows for ample additional storage.

SWEET DREAMS

Across the way, a second double bedroom combines mustard and grey tones and is suffused in light from windows offering varied outlooks over the gardens and countryside and beyond to Scotland. Sloped ceilings and low-set deep window frames are added Victorian quirks.

Returning to the landing, take a few steps up, to a dainty landing with views over the garden.

On the left, a comfortable double bedroom is currently utilized as a children's bedroom, bright and light courtesy of the tall sash window. Ideal as a home office or nursery, situated next door to the master bedroom, note the miniature radiator beneath the window.



LAVISH LUXURY



Finally, arrive at the impressively-sized master bedrooms, where there is easily space for a super-king-size bed. Plush grey carpet melds with the clean crisp white tones on the walls, while quality bespoke fitted floor-to-ceiling wardrobes are on hand for a plentiful supply of clothes storage. Picture perfect framed views of the garden and countryside.



Both masters bedrooms have the best views



STEP OUTSIDE

A stunning home inside; the garden and views – looking over fields beyond into the distance – will be common talking points amongst friends and visiting family. On a good day, you can simply see for miles.

Open either set of patio doors and step out onto the large patio and relax with a book, glancing up at the visiting birds who flock to the tall tree ahead, nesting in the bird boxes, washing in the bird bath and dining at the feeders.

So private, courtesy of the tall green hedge banding the perimeter of the garden, this outdoor room comes to life in the spring, with the lush green grass ablaze in colour.

Children will adore the freedom to run about and play hide and seek in this secure garden. Or beyond into the fields where you could keep a horse? Or plant some magic as what could be more magical than gathering apples from your own apple tree to make crumbles, pies and chutneys?

Separate to the bungalow is a roomy pole barn garage area, with ample storage space.



*Automatic wrought iron remote controlled gates
- just press the intercom from inside*



OUT & ABOUT

Perhaps the jewel in the crown of Greenacres & Rose Cottage is its unique location, tucked away and private, yet so accessible to Cambridge North train station, Cambridge itself and its science parks. For families, Cottenham boasts a brand new primary school and a secondary school a mere two miles away. There are also a number of independent schools within driving distance.

In the field behind Greenacres & Rose Cottage, horses could make a regular appearance, with additional land available to purchase maybe create your own livery for those of an equine keenness wishing to stable or ride horses.

Head out along the bridleway, through the fields,, or through the woods for walks aplenty. Without getting in the car you can roam for miles along footpaths skirting streams and woodland. An ideal spot for dog-walkers and cyclists alike.

Only a few miles away you can be connected to the A14, A10, A1(M) and the M11.

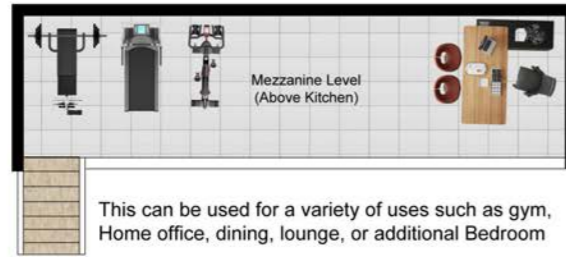
In Cottenham itself there are a number of amenities including a butchers', post office, petrol station, bakery and Co-op, a number of pubs, clubs, and award winning restaurants are also to be found.

Fans of fine dining can again easy access to Cambridge city centre an easy 15 minutes drive away and maybe pop into Midsummer House – famed for matching wines to its suputeous food.

For a thirst quencher, there are a number of local pubs to choose from: The Chequers, The Hop Bind, The Cottenham Club.

For peaceful, open-plan living with contemporary conveniences wrapped up in modern charm and character, Greenacres & Rose Cottage is the consummate grand and inviting country home that will win your heart. Book a viewing today to see why with your own eyes.





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.

FINER DETAILS

- Brand new property
- 4 Double Bedrooms
- Fantastic extension built in 2019
- Lots of space for families or entertaining
- Generous parking available
- Potential for equestrian facilities or horticultural projects
- Air source heat pump
- Mains water
- Fibre broadband
- High-quality finishes, Seimens kitchen appliances, and spacious interiors
- Approximately 550 square meter immediate garden + additional land available
- 15 minutes' drive to Cambridge
- 10-year professional warranty including 24-month comprehensive builder's warranty

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GREENACRES & ROSE COTTAGE

COTTENHAM

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

Leave the M11 at Junction 14 and take the exit signposted for A14/East Anglia/Cambridge(N). Merge onto the A14 and continue approximately 3 miles. Take the exit for B1049/Cottenham/Histon. Follow B1049 at the roundabout take the 1st exit onto B11049 towards Histon. Continue on B1049 through Histon and follow signs for Cottenham. Stay on B1049 until you reach the village of Cottenham. Continue through Cottenham heading towards Wilburton. Upon exiting Cottenham (be careful of the speed bump) continue straight going around a corner which bears left and upon entering the straight you will see Willow Acre on the left continue on and it is the second property past Willow Acre on the left hand side also. You will see the wrought iron gates at the entrance.

To view Greenacre & Rose Cottage
Call: 07894139762
Email: james.goodchild@exp.uk.com