



134 Cottenham Road, Histon, Cambridge, CB24 9ET

Guide Price £800,000 Freehold



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01223 819300

CONSTRUCTED IN 1954, THIS DETACHED FIVE-BEDROOM HOME HAS BEEN EXTENDED AND SYMPATHETICALLY IMPROVED OVER THE YEARS TO CREATE A RATHER SPECIAL FAMILY RESIDENCE.

- Detached House - Measuring Approximately 193SQM/2083SQFT.
- Five Bedrooms, Two bathrooms and Two Reception rooms.
- Gas Central Heating.
- Parking includes a block paved driveway and integral garage.
- Plot measuring 0.28acres.
- EPC Rating – 78/C
- Photovoltaic Solar Panels
- Council Tax Band - E

Occupying a plot of approximately 0.28 acres, this home enjoys a large plot that backs onto neighbouring fields. To the front, there is a spacious block paved driveway which provides ample parking.

To the ground floor, the property comprises of two generous reception rooms, including the spacious lounge which measures 19ft in length and benefits from a wood burning stove. The extended part of the ground floor incorporates a large Kitchen/breakfast room which opens onto the rear garden. The Kitchen/Breakfast room benefits from tiled flooring, integrated double oven with space above for a microwave, ample worktop space and plenty of storage at both eye level and base level. In addition on the ground floor, there is a WC off the entrance hall, a separate utility room, a pantry and an integral garage.

To the first floor, the property comprises of five bedrooms and two bathrooms. The master bedroom to the front of the property benefits from built in wardrobes and an en-suite shower room. Bedroom two to the rear of the property is within part of the rear extension and has a vaulted ceiling, eaves storage and a Juliet balcony overlooking the large rear garden and fields beyond. The remaining three bedrooms each have fitted wardrobes and are served by the main family bathroom which benefits from a panelled bath, shower over, a low level WC, heated towel rail and a pedestal sink.

Externally – To the front of the property is a good sized block paved driveway which leads onto a single garage. The garage has doors each end which allows a vehicle to be taken through to the rear garden. The rear garden has neighbouring fields to the rear, is fully enclosed and laid predominantly to lawn. Outside the kitchen is a patio area ideal for alfresco dining in the summer months and throughout the garden there is an array of flowers, shrubs and trees.

Agents note

The property benefits from photovoltaic solar panels which are currently providing quarterly payments to the owner and significantly subsidising energy costs.

Location

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from the city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes drive.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10 minute cycle. Girton Golf Club is also within a few minutes drive.

Services.

Services connected:- mains gas, mains electricity, mains water, mains drainage.

Statutory Authorities.

South Cambridgeshire District Council
Tax band - E

Fixtures and Fittings.

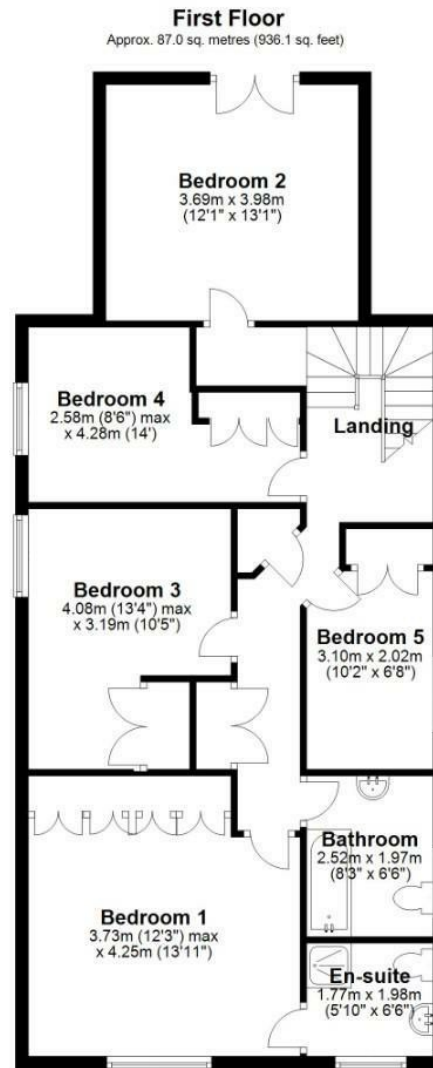
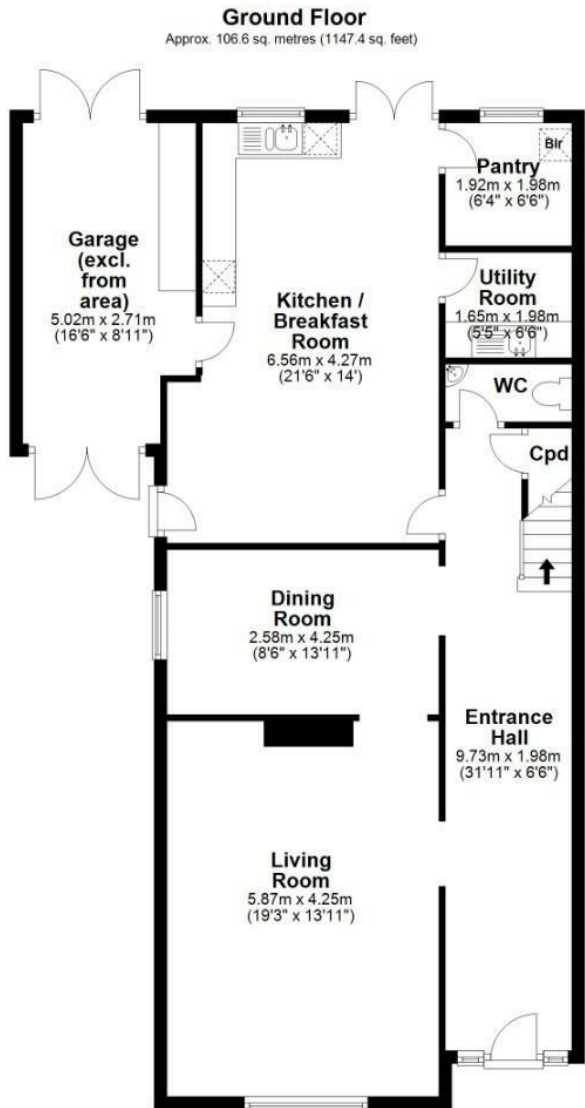
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing.

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Total area: approx. 193.6 sq. metres (2083.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	88
	EU Directive 2002/91/EC	

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.



