



17 High Street, Cottenham, Cambridge, CB24 8SA  
Guide Price £600,000 Freehold



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**LOCATED TO THE NORTH OF COTTENHAM, HIGH STREET IS THIS LARGE, DETACHED FAMILY HOME, OCCUPYING A PLOT OF APPROXIMATELY 0.10 ACRES.**

- Detached house
- 4 beds, 1 bath, 1 recept
- Constructed in 1969
- Photovoltaic solar panels with a 6.4Kw output and two storage batteries
- EPC - C / 79
- 1774 Sqft / 164 Sqm
- 0.10 acres
- Driveway parking
- Gas fired, hot air heating system
- Council tax band - F

Constructed in 1969, this detached family home measures approximately 1774 Sqft / 164 Sqm and provides living accommodation over two floors. Upon entering the property through the main entrance lobby, you are lead through to the main living area of the property which is flooded with natural light thanks largely to two large windows to the front and large glass doors opening back through to the entrance hall. To the rear of the ground floor is a recently replaced farmhouse style kitchen/dining area with shaker style units, large wooden work surfaces and an adjoining pantry. Completing the ground floor is a utility room, ample storage and a WC accessible off the inner hallway. To the first floor of the property is a large landing space, four generous bedrooms and a family bathroom with double enclosed shower, panelled bath, low level WC, large vanity storage and a wall mounted sink.

Externally – The property has a large gravel laid driveway which provides parking for two vehicles. To the front of the house is large storm porch and an EV charging point. The rear garden of the property a brick wall perimeter to one side with the other side and rear being enclosed by panelled fencing. Directly off the rear of the property is a large decking area and pergola which is set above a large feature pond within the garden. The remainder of the garden is predominantly laid to lawn with a good array of herbaceous borders. The property has a generous brick built outbuilding with a pitched roof and offers potential for many uses.

The property has photovoltaic solar panels which provides 6.4Kw of output. There are also two storage batteries connected to the solar panels.

#### **Location**

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

#### **Tenure**

Freehold

#### **Services**

Mains services connected include: gas, electricity, water and mains drainage.

#### **Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - F

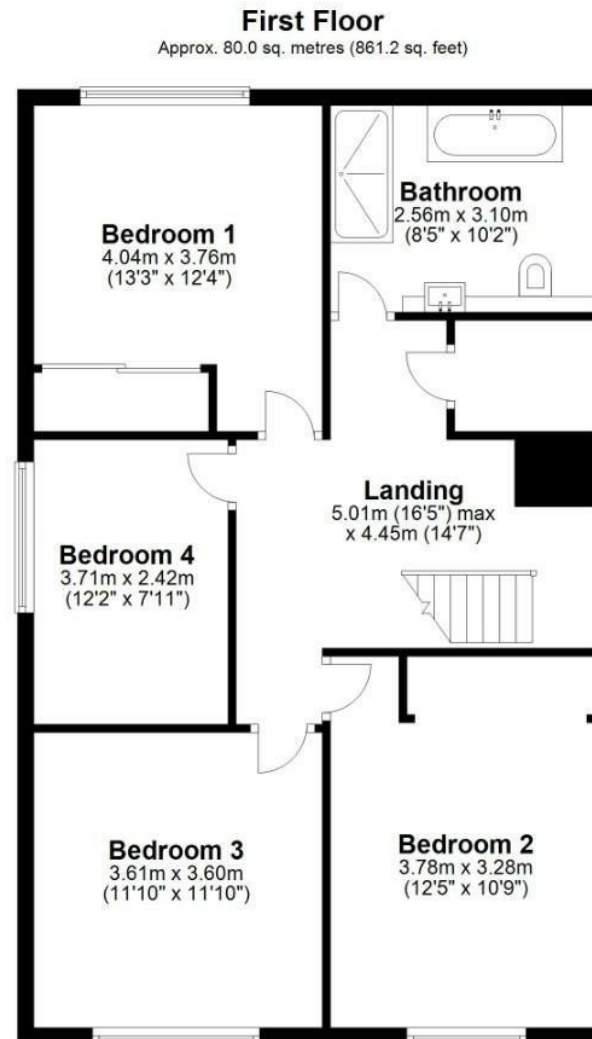
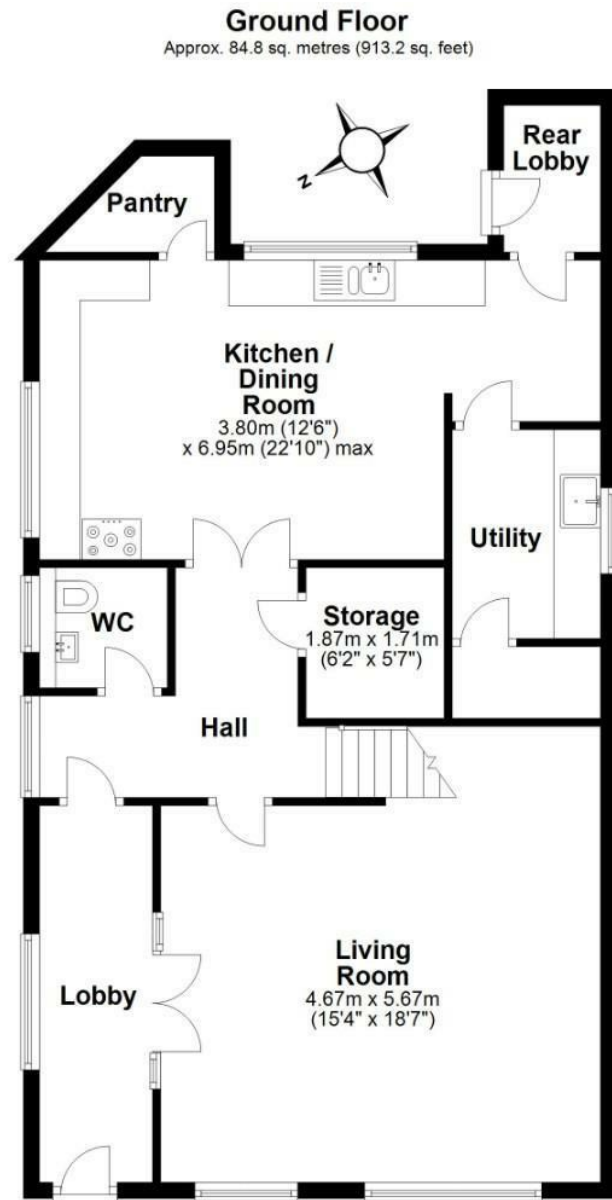
#### **Fixtures and Fittings**

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. 164.8 sq. metres (1774.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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.



