

85 Cottenham Road, Histon, Cambridge, CB24 9ET  
Guide Price £900,000 Freehold



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**A DOUBLE-FRONTED DETACHED BUNGALOW IN HISTON WITH ACCOMMODATION EXTENDING OVER 1400 SQFT AND GROUNDS OF 1.96 ACRES INCLUDING A PADDOCK (1.7 ACRES) WITH 5 STABLES AND PRIVATE GARDENS WITH EXTENSIVE OFF-ROAD PARKING.**

- Extended detached bungalow
- 4 beds, 2 baths, 3 recepts
- Gas fired central heating to radiators
- Equestrian property including paddock with five stables
- Council tax band - D
- 1409 Sqft / 131 Sqm
- 1.96 acres
- Extensive off road parking
- EPC - C / 71

This extended and well-maintained bungalow in Histon is located close to the village centre and offers a rare opportunity for families looking for equestrian facilities with separate access, adjacent to the property. The plot size measures 1.96 acres in total and includes private gardens, extensive off-road parking and a paddock with five stables and water connection. The bungalow stands detached with an attractive double-fronted façade set back from the road behind broad frontage providing parking.

The accommodation has been extended, re-modelled and significantly improved to create extensive living over one floor. The accommodation includes a long entrance hall which leads to an open plan sitting/dining room with bay window and wood burning stove, a snug/office/bedroom 4 with bay window and modern family bathroom suite. A well-equipped and fully functional kitchen opens to a large, central living/dining space with access to a patio area and rear garden beyond. A rear inner hallway leads to three double bedrooms, all providing built-in storage. The principal bedroom has an en suite shower room and double doors opening to the garden.

Outside, the rear garden is predominately laid to lawn with tall trees set to one side, providing good privacy. There is a useful timber shed ideal for garden storage. A pedestrian gate from the garden leads to five stables with hard-standing areas in front and the paddock. Separate vehicular access to the paddock is from the main Cottenham Road.

#### **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 Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. 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. It is also conveniently located for Cambridge North railway station.

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. Girton Golf Club is also within a few minutes' drive.

#### **Tenure**

Freehold

#### **Services**

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

#### **Statutory Authorities**

South Cambridgeshire District Council

Council tax band -

#### **Fixtures and Fittings**

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

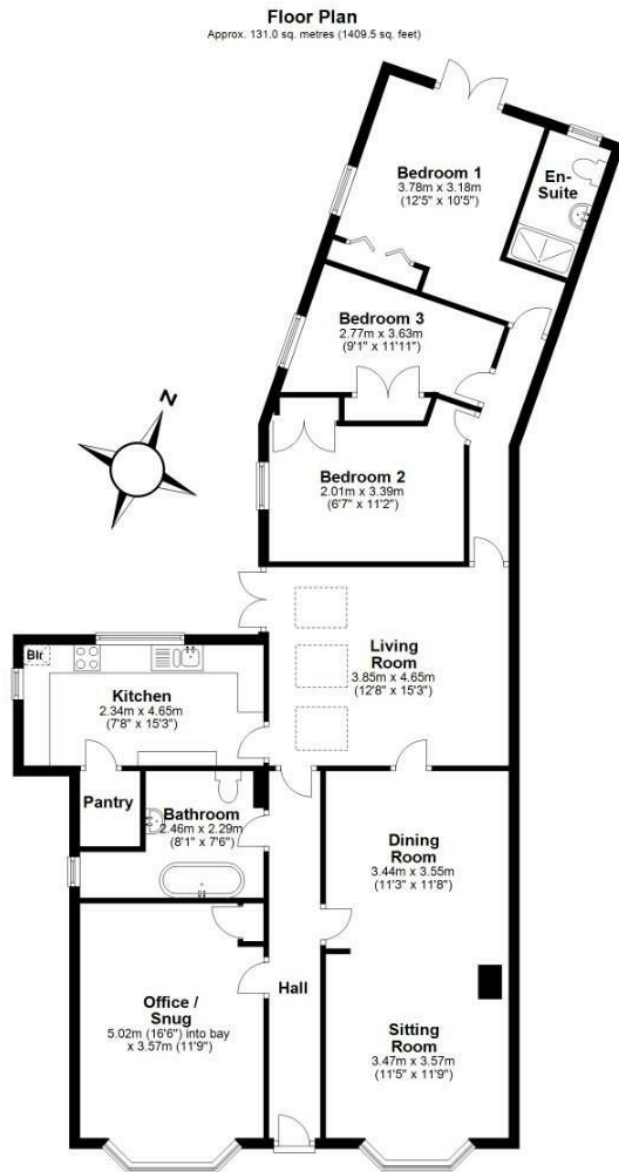
#### **Viewing**

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









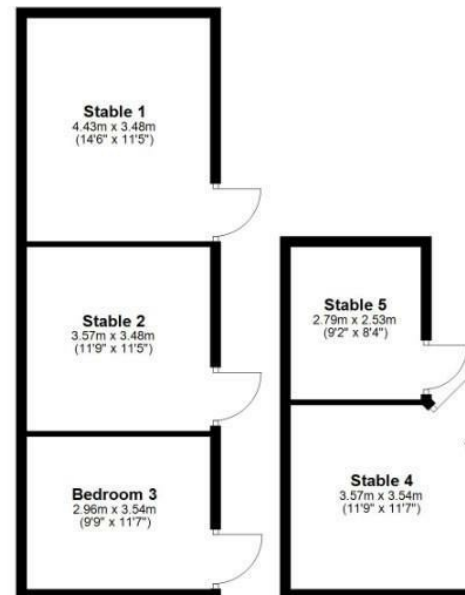
Total area: approx. 131.0 sq. metres (1409.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp

85 Cottenham Road, Histon

**Outbuildings (excl. from area)**

Approx. 0.0 sq. metres (0.0 sq. feet)



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	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.







