



68 Histon Road, Cottenham,
Cambridge, CB24 8UD

Guide price £550,000

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- Detached cottage and large annexe/studio
- Long garden
- Character cottage

An extended, 3 bedroom detached cottage with a large garden and a 574 sq. ft detached studio.

This village house has been extended and refurbished and now provides unique, interesting and versatile accommodation of about 1442 sq. ft that includes, a study/snug with a fireplace that is open to the adjoining sitting room which has a window to the front and a door to the office/study. The kitchen has recently been re-fitted by Parker Rose and is beautiful with stone worktops and integrated appliances including a 'Bora' hob and 'Quooker' tap. The kitchen is open to the dining room which has double doors to the garden. Beyond the dining room is a rear lobby leading to the sitting room that overlooks the garden, there is also a ground-floor shower room and a utility room with a door to the garden.

Upstairs there are three good-sized bedrooms and a bathroom with WC.

The house has a burglar alarm and gas central heating.

At the front of the house there is a small garden, and a shared gravel





driveway at the side of the house provides access to a small garage and the rear of the property beyond. There is a lovely courtyard off the dining room and a pathway leads to the rear garden, at the back of the house there is a terrace and then a long lawn. There are numerous mature shrubs and trees and a good degree of privacy. The garden is approx 200 feet long. There is a summerhouse halfway down the garden and at the end of the garden is a fabulous detached brick built studio.

The studio is wonderfully versatile and extends to about 574 sq. ft, it has a vaulted ceiling, double doors and windows on all sides. Currently used as a music room it would also be perfect as a home office or even occasional accommodation or an annexe. The studio is brick built, fully insulated with an independent gas boiler and both annexes are alarmed and have full WiFi.

We are advised that the property has, in the past, suffered from flooding, It does still have full building and contents insurance via FloodRE.



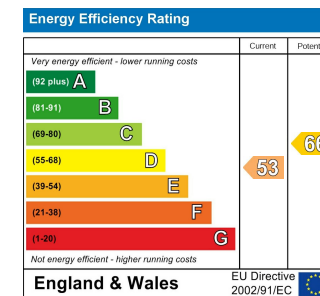
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: F

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