



Church Lane Farm, Church Lane, Cottenham, CB24 8SN

Guide price £1,100,000



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- Picturesque location
- 5 double bedrooms
- Double garage with studio/office above
- Spacious family home
- Generous grounds
- Swim spa and outdoor kitchen

Church Lane Farm is a beautifully appointed five-bedroom family home, situated in a quiet position with countryside views in grounds approaching 0.3 of an acre, with a pool and garden studio.

This wonderful detached house has been cleverly designed and re-configured to create stunning versatile spaces incorporated with spacious open-plan living, with modern features and traditional finishes.

There is a large hallway with Karndean flooring which continues through the ground floor. The open-plan kitchen/breakfast and dining area is at the centre of the home with the kitchen area being well-appointed with a range of stylish low and high-level shaker style cupboards and oak worktops with a ceramic butler sink and working AGA. There is also a separate Bosch oven with electric hob and an integrated dishwasher and space for a fridge/freezer. There is a fantastic family room with bi-fold doors leading to a covered decked terrace, which has a dual aspect with lovely views. The formal living room is off the dining area, and has a multi fuel stove with decorative cast iron plate. There is also a study, a good-sized utility room and a ground-floor cloakroom.

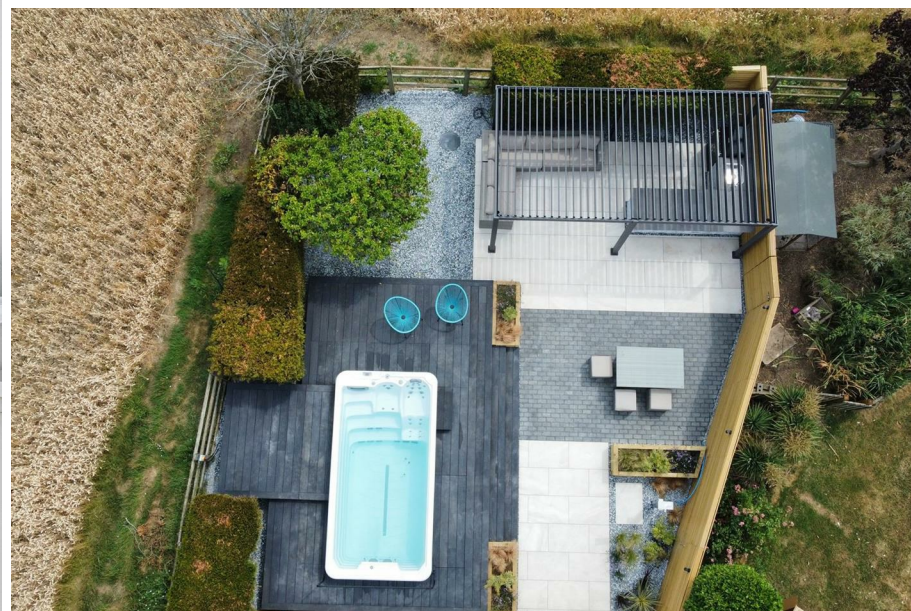
Upstairs there are five double bedrooms, two of which have en-suites, and a large family bathroom with a shower and bath.

The house has full double glazing including bespoke sash-style windows.

Outside to the front is a large gravel driveway leading to a detached double garage with electronic doors and a studio above. At the rear of the house is a large decked terrace and lawned area, there is a children's play area and various sheds and log store to the side. There is also an enclosed luxury outdoor space with hydrotherapy pool set within Millboard composite decking, a shower and fully equipped outdoor kitchen with covered seating area perfect for al fresco dining. The remainder of the gardens are mainly lawn with a variety of mature trees, hedging and beds. The whole property is enclosed by fencing.

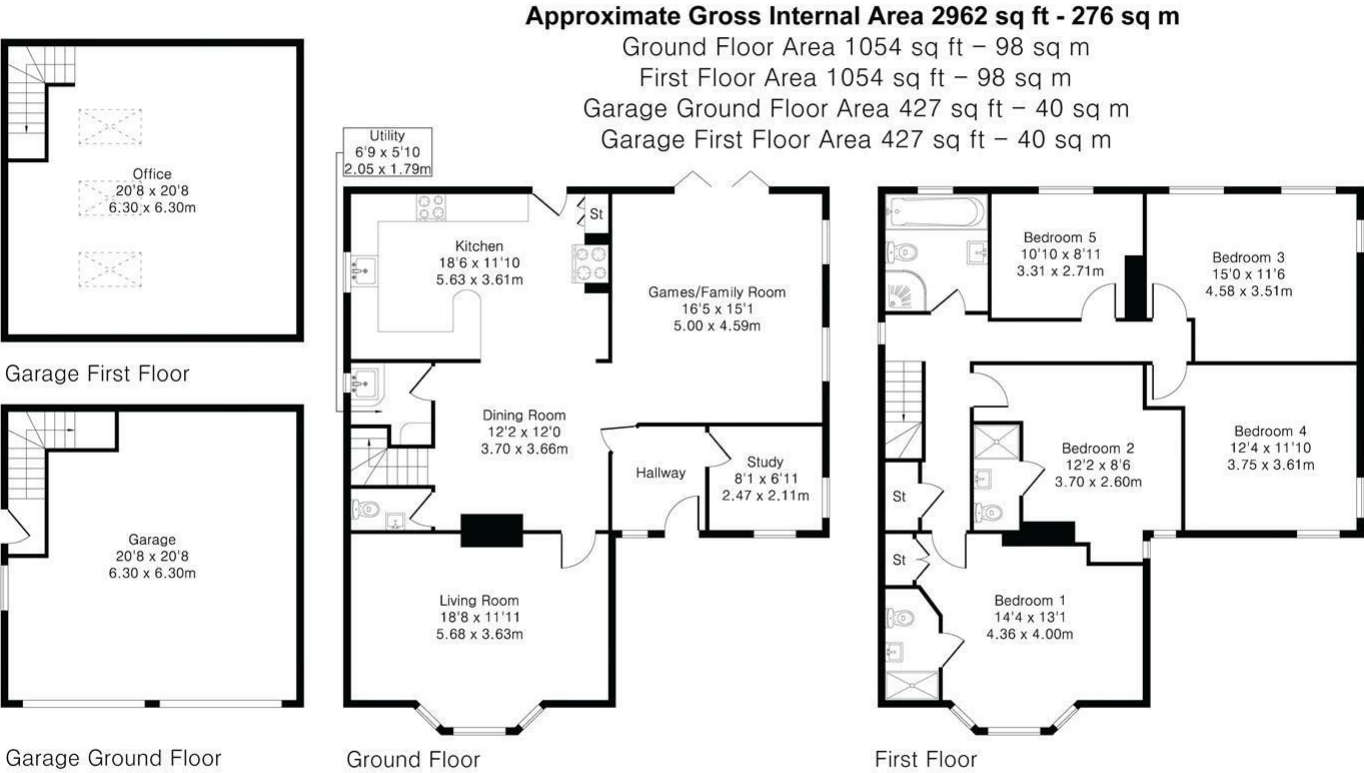


Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car. SatNav: CB24 8SN What3Words: [///chaos.interest.stacks](https://www.what3words.com/chaos.interest.stacks) To access Church Lane, we recommend inputting 'Racecourse View' (on Beach Road) into your sat nav. Just beside Racecourse View is Long Drove. Drive down Long drove until you reach AFT (Advance Furnace Technology), on you left. Church Lane is on the left hand side just beyond this.





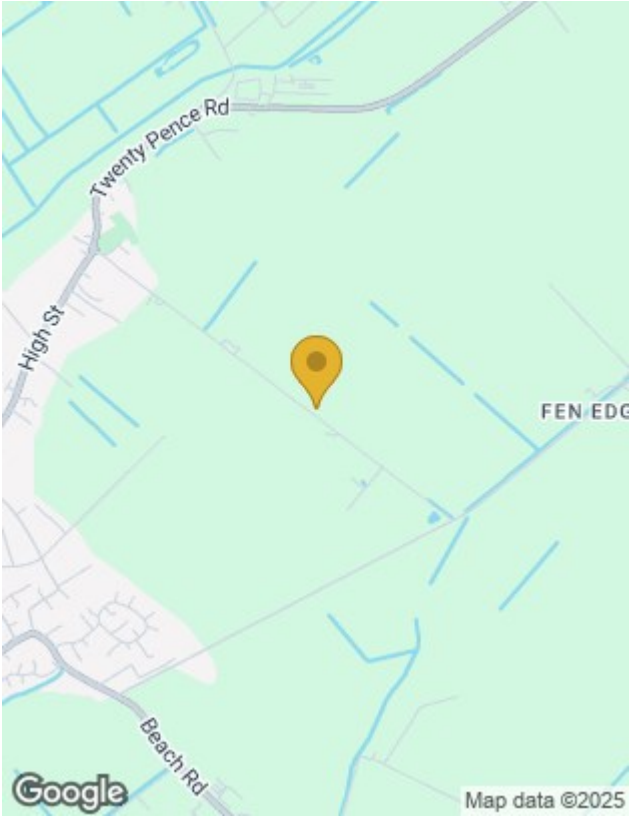
Floor Plans



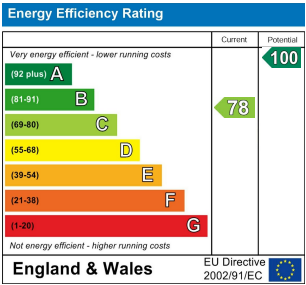
Viewing

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.

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 494 444 Email: waterbeach@grayandtoynbee.com

