

 GRAY
TOYNBEE

29 Telegraph Street
Cottenham, CB24 8QU

Guide price £395,000



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- Fabulous character property
- Spacious accommodation
- Generous gardens
- Central village location

A beautifully presented three-bedroom mid-terrace period cottage with a large enclosed rear garden, situated in a non-estate position within walking distance of the local amenities.

The accommodation is arranged over three floors and comprises on entering, a cosy living room with exposed engineered oak floorboards and a stunning inglenook fireplace with a wood burning stove and a recess space with room for a desk. The window is fitted with bespoke shutters.

The living room leads through to the kitchen/dining room which has direct access to the rear gardens. The kitchen is stylish and elegantly designed with traditional shaker-style fitted wall and base units with plenty of space for white goods.

On the first floor, there is a landing with access to two good-sized bedrooms and a generous family bathroom with a roll-top bath and a separate shower.

On the second floor is the master bedroom which is an impressive room with a vaulted ceiling and spectacular rooftop views.





Outside, gated rear access leads to a generous rear garden which is initially met by a lovely courtyard area with a private seating area perfect for alfresco dining. A brick-built store links the courtyard to the rest of the garden which is generous and laid to lawn with well-stocked areas of mature fruit trees and flowers and shrubs. There is a useful timber shed and a large cabin which has potential to be a studio for those working from home.

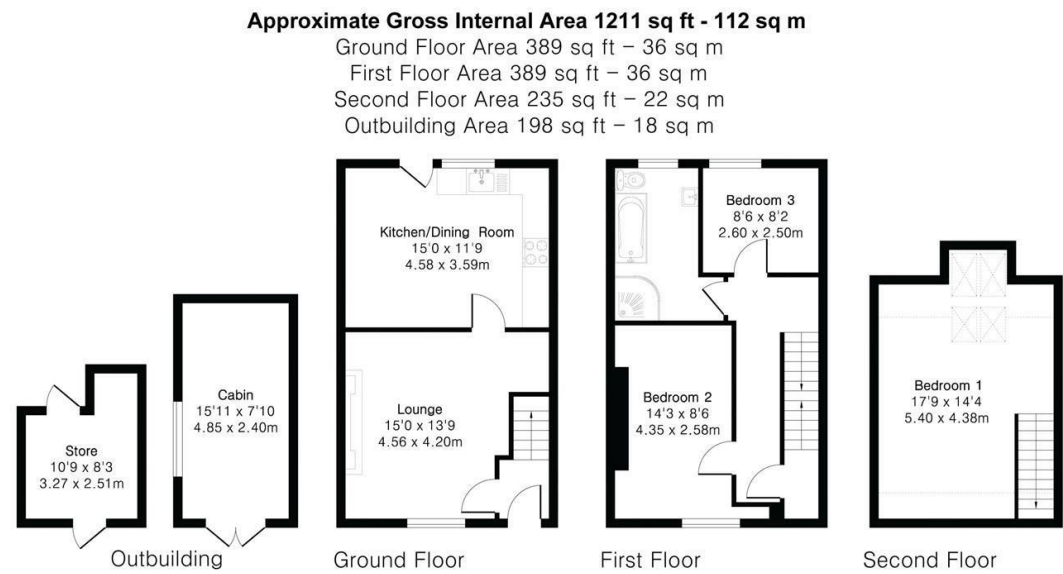
Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car.

Sat Nav: CB24 8QU

What3words: ///brew.sponge.present



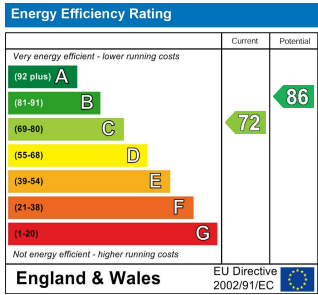
Floor Plan



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: C