



Twentypence Road, Cottenham, Cambridge,
CB24 8SP

Pocock + Shaw

White Hart
Twentypence Road
Cottenham
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An impressive, detached family home on a large plot on the northern edge of Cottenham Village. Built around 1848 the property was formerly The Hunters Fen public house. It has been considerably extended over the years and recently thoroughly renovated and providing four first floor bedrooms and extensive ground floor accommodation with a very versatile layout.

- Large reception hall
- Sitting room
- Lounge
- Dining area
- Fully fitted kitchen
- Luxury bathrooms
- Four further reception rooms
- Four first floor bedrooms
- Large corner plot
- Large summer house and studio
- New carpets throughout

Offers around £775,000



Formerly The Hunters Fen public house, this period detached home, dating back to 1848, is set on a large corner plot on the northern edge of Cottenham. The village offers a wide range of shops and amenities including a Co-op, chemist, post office, a doctors surgery, dentist, highly regarded primary school and village college.

The property has been considerably extended over the years and, during the last 12 years, it has been thoroughly renovated to a high standard to provide extremely spacious and versatile accommodation including multiple reception rooms, bathroom, shower room and four first floor bedrooms (one of which was previously used as an art studio). Set on a large plot, with off road parking for multiple vehicles, 28' x 12' timber summer house and timber studio.

ENTRANCE DOOR Glazed door, with matching glazed side panel.

RECEPTION HALL A large area with radiator, staircase with cupboard under and dark timber flooring.

SITTING ROOM 18' 7" x 17' 0" (5.66m x 5.18m) A lovely well appointed room, with window to the front, feature electric fireplace with blown air and multi colour flame-effect ambient lighting, opening to:

LOUNGE AREA 12' 5" x 13' 7" (3.78m x 4.14m) Window to the front, radiator, feature electric fireplace with blown air and multi colour flame effect ambient lighting, opening to:

DINING AREA 8' 3" x 13' 9" (2.51m x 4.19m) Window to the side, radiator, step up to:

KITCHEN 15' 4" x 14' 1" (4.67m x 4.29m) Superbly fitted range of Ernestoma units set under a composite work surface, inset single bowl stainless steel sink unit with chromium tap and pull out adjustable spray, range of base units, continuation of work surface with further range of base units, Siemen integrated appliances comprising dishwasher, washing machine, fridge freezer and two fan ovens, stainless steel five burner gas hob. Dresser style integrated unit with further drawer line base units. Matching range of wall mounted cupboards. Porcelain ceramic floor tiles, double French doors to the side, window to the side. 2 Radiators, recessed ceiling

spotlights and wall lights.

INNER LOBBY AREA Storage area, door to:

RECEPTION ROOM 1 13' 0" x 9' 6" (3.96m x 2.9m)
Window to the side, radiator.

RECEPTION ROOM 2 14' 2" x 9' 7" (4.32m x 2.92m)
Window to the side, radiator, door to:

RECEPTION ROOM 3 14' 1" x 9' 2" (4.29m x 2.79m)
Window to the rear and side, radiator.

RECEPTION ROOM 4 11' 8" x 14' 5" (3.56m x 4.39m)
Double French doors to the garden, radiator. Window to the side.

BATHROOM Luxury fitted suite, counter set wash basin, close coupled WC, large double walk in shower cubicle, part ceramic tiling to the walls, polished Porcelain ceramic floor tiles, window to the rear, recessed spotlights to the ceiling, radiator.

FIRST FLOOR LANDING Large double linen/utility cupboard with wall mounted gas fired heating boiler. Glazed door and matching glazed side panel opening to flat roof area.

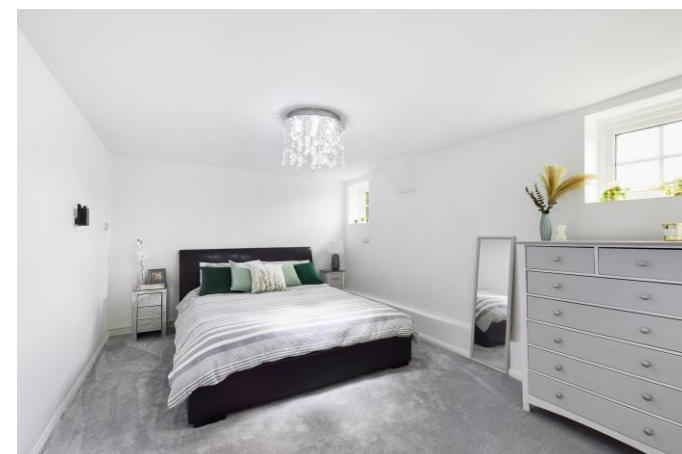
BEDROOM ONE 12' 10" x 12' 6" (3.91m x 3.81m) Window to the front, radiator.

BEDROOM TWO 8' 10" x 14' 6" (2.69m x 4.42m) An impressive room, with high ceiling, window to the side, and large triple patio doors opening to the flat roof seating area. Radiator.

BEDROOM THREE 12' 9" x 11' 4" (3.89m x 3.45m) Window to the front, radiator.

BEDROOM FOUR 9' 4" x 7' 9" (2.84m x 2.36m) Window to the front, radiator.

BATHROOM Luxury fitted suite with counter set double wash basins, with lit mirrors above, enclosed cistern WC, tiled shower cubicle with fitted power shower, large feature corner spa bath, with water jets and multi coloured lighting effect. Windows to the side and rear, part tiled ceramic splashback.



OUTSIDE

UTILITY ROOM Refurbished with work surface, inset stainless steel sink unit with chromium tap with pull down spray attachment, range of base units.

FRONT GARDEN An enclosed garden area, with lawn, mature tree's and bushes, pedestrian side access.

REAR GARDEN A large rear garden area, with driveway to the rear, and ample off road parking.

Timber log cabin style shed.

Further large timber studio 28' x 12'

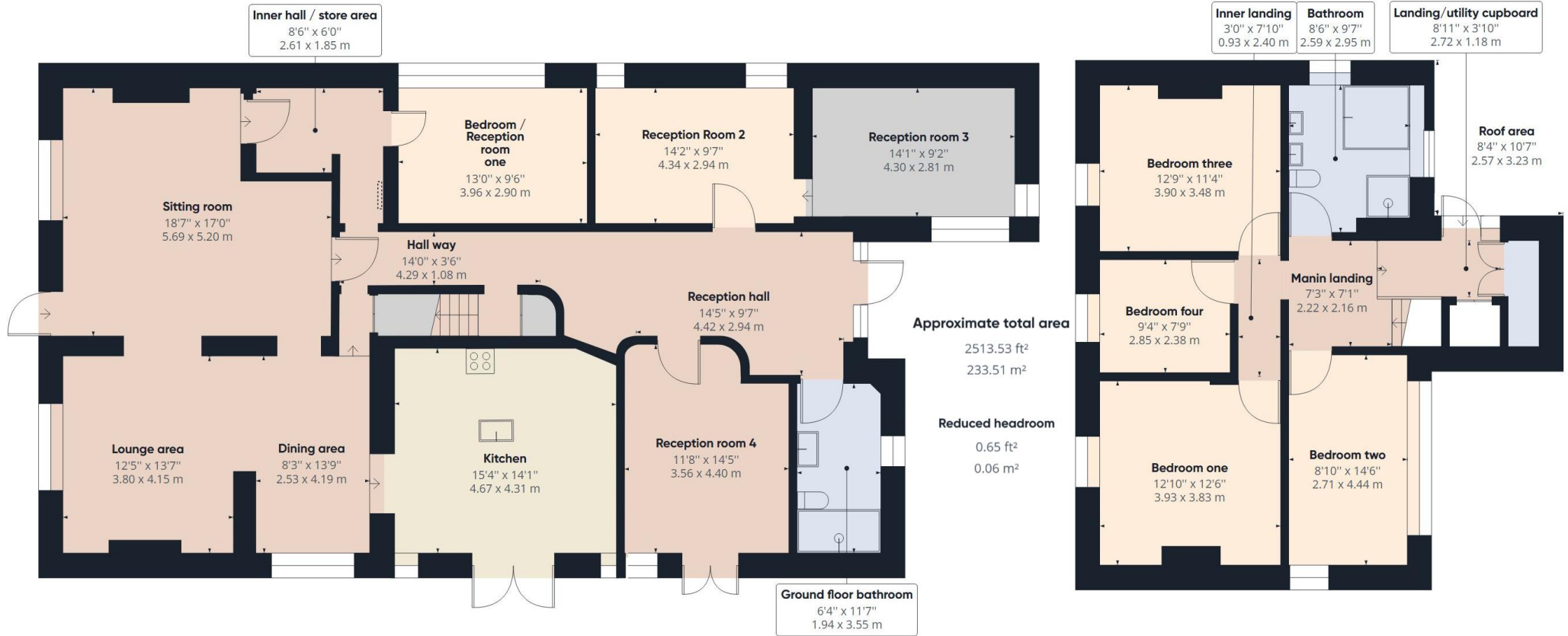
SERVICES All mains services are connected.

TENURE Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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