



Rooks Street, Cottenham  
CB24 8RB

Pocock + Shaw

18 Rooks Street  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8RB

A charming detached cottage, believed to date back to around 1880. Ideally set just off the High Street, close to the village centre. With one large main reception room, study area, kitchen, two good sized bedrooms and main family bathroom to the first floor.

- Spacious entrance hall
- Large sitting room
- Kitchen breakfast room
- Study area
- Two bedrooms
- Bathroom
- Some period features
- Gas radiator heating system
- Enclosed rear garden

Offers in region of £395,000



Dating back to around 1880, this detached cottage is located in the heart of the village, just off the High Street. With a range of shops and amenities, including a post office and Co-op just a short walk away.

There are some period features with exposed timbers and a wood burning stove. There is an enclosed rear garden and off road parking to the front.

**Entrance door to:**

**Reception hall** 12'1" x 6'10" (3.68 m x 2.08 m) Stairs rising to the first floor, double cloaks cupboard with rail, built in under stairs cupboard, double radiator. Timber tongue and groove door to:

**Sitting room** 18'3" x 15'5" (5.56 m x 4.70 m) An impressive room, with large bay window to the front, feature fireplace with oak mantle and slate hearth, wood burning stove. Wall light points, radiator, window to the rear, opening to:

**Study area** 11'9" x 5'8" (3.58 m x 1.73 m) Window to the front and glazed door to the rear garden.

**Kitchen breakfast room** 17'8" x 7'8" (5.38 m x 2.34 m) Well fitted range of drawer line base units set under an oak block work surface. Inset one and a quarter bowl ceramic sink unit, four burner ceramic hob and single oven. Vaillant wall mounted gas fired boiler, window to the rear, and glazed door to the rear garden, inglenook style chimney breast with Oak bressumer. Slate tiled floor.

**First floor landing** Half landing with exposed timber beams to one wall, main landing with small gallery, window to the side and access to loft space. Timber tongue and groove doors to bedrooms.

**Bedroom one** 12'10" x 12'1" (3.91 m x 3.68 m) Three double fitted cupboards to one wall double radiator, two windows to the front.

**Bedroom two** 17'8" x 7'5" (5.38 m x 2.26 m) Windows to the rear and side, double louvred doors to wardrobe. Radiator.

**Bathroom** Fitted white suite with pedestal wash basin, close coupled WC, and shower bath and fitted power shower above. Part ceramic tiled splashback, heated towel rail radiator, window to the side and ceramic tiled floor.

**Outside** To the front of the property there is a gravelled parking area and gated pedestrian access to the rear garden, which is fully enclosed, with lawn area, flower and shrub borders, gravelled side area.

**Services** All mains services are connected

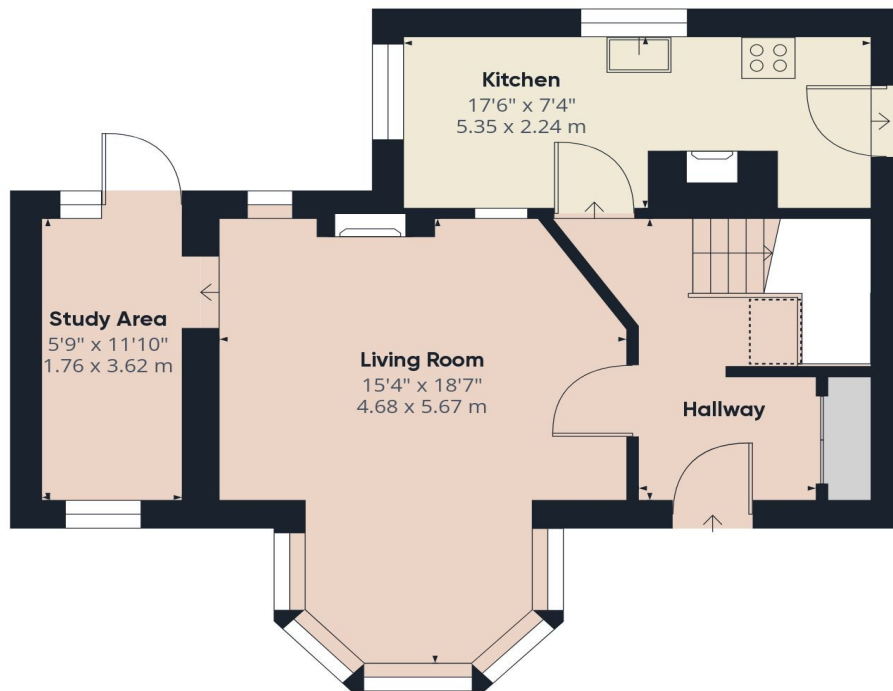
**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw

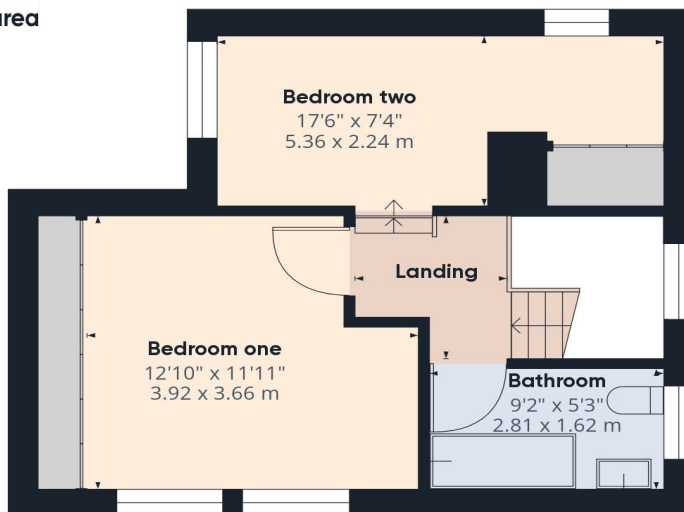


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			



**Approximate total area**

915.14 ft<sup>2</sup>  
85.02 m<sup>2</sup>



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. (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

**Pocock + Shaw**