



Histon Road, Cottenham, Cambridge  
CB24 8UF

**Pocock+Shaw**



15 Histon Road  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8UF

A charming detached three bedroom cottage, situated close to the village green and shops. Offered in superb condition throughout, with many unique features. Attractive and well maintained rear garden and off road parking.

- Entrance lobby
- Kitchen dining area
- Sitting room with wood burning stove
- Dining area
- Lobby/ Study area
- Ground floor bathroom
- Large Utility Room/ Study
- Three double bedrooms
- En-suite between bed 1 and 2
- Off road parking

Offers in region of £435,995





A superbly presented and charming detached cottage, ideally located close to the heart of the village and main village green. With a number of shops and general amenities all a short walk away, along with the highly regarded village college and primary school.

The property hosts a number of unique features, with flexible living accommodation. Three reception rooms and three double bedrooms.

#### **Part glazed entrance door to**

**Entrance hall** Built in meter cupboard, recessed spotlights to the ceiling, porcelain tiled floor, radiator, bulls glass feature to one wall, door to:

**Kitchen/ Dining Room** 18'0" x 11'7" (5.49 m x 3.52 m)

**Dining Area** Timber open tread stairs rising to the first floor, window to the front aspect. Radiator, opening to:

**Kitchen** Superbly fitted range of shaker style units set under an oak work surface. Inset white single drainer sink unit, single base unit, and integrated dishwasher. Continuation of work surface with inset stainless steel four burner gas hob, fitted Neff stainless steel eye level oven and integrated fridge-freezer. Matching wall mounted cupboards and fitted extractor fan.

**Family room** 10'10" x 7'7" (3.31 m x 2.30 m) Window to the front, radiator, oak bi-fold doors opening to :

**Sitting room** 10'6" x 11'9" (3.19 m x 3.57 m) Double French doors to the rear garden, double radiator, feature wood burning stone set on a stone heart with Oak bressumer.

**Rear lobby/ Study area** 5'11" x 6'11" (1.80 m x 2.11 m) Recessed spotlights to ceiling, radiator, door to Utility room and door to:

**Bathroom** Fitted white suite, vanity wash basin with double cupboard beneath, close coupled WC and bath, corner tiled shower cubicle. stainless steel radiator towel rail. Part ceramic tiling to the walls and floor.

**Utility Room/ Study** 10'5" x 7'10" (3.17 m x 2.38 m) A very useful and versatile room, at present configured as a general utility study area. Window to the rear and glazed door to the rear garden. Fitted worksurface with circular stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Further expanse of worksurface to the opposing wall with range of drawer line base units. Radiator.

**First floor landing** Access to loft space. Timber doors to bedrooms.

**Bedroom one** 11'8" x 12'4" (3.56 m x 3.77 m) A well appointed room with windows to the front and side, double radiator, double fitted wardrobe to one wall and double fitted wardrobe and airing cupboard to opposing wall. Steps to:

**Shared en-suite** Fitted white suite with pedestal wash basin, close coupled WC, tiled corner shower cubicle. Radiator and window to the rear, door to bedroom two:

**Bedroom two** 14'5" x 6'10" (4.39 m x 2.09 m) Two windows to the rear, radiator.

**Bedroom three** 10'11" x 12'2" (3.33 m x 3.71 m) Windows to the front and side aspect. radiator.

**Outside** To the side of the property there is a gravelled driveway providing off road parking. Gated pedestrian access to:

**Rear garden** Attractive, well maintained and beautifully presented garden area, with main gravel patio area, timber sleepers paved pathway, well stocked flower and shrub borders, further gravelled area. Large timber framed feather edge shed on brick plinth and weather boarded shed/ store.

**Services** All mains services are connected.

**Tenure** Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw









## Approximate total area

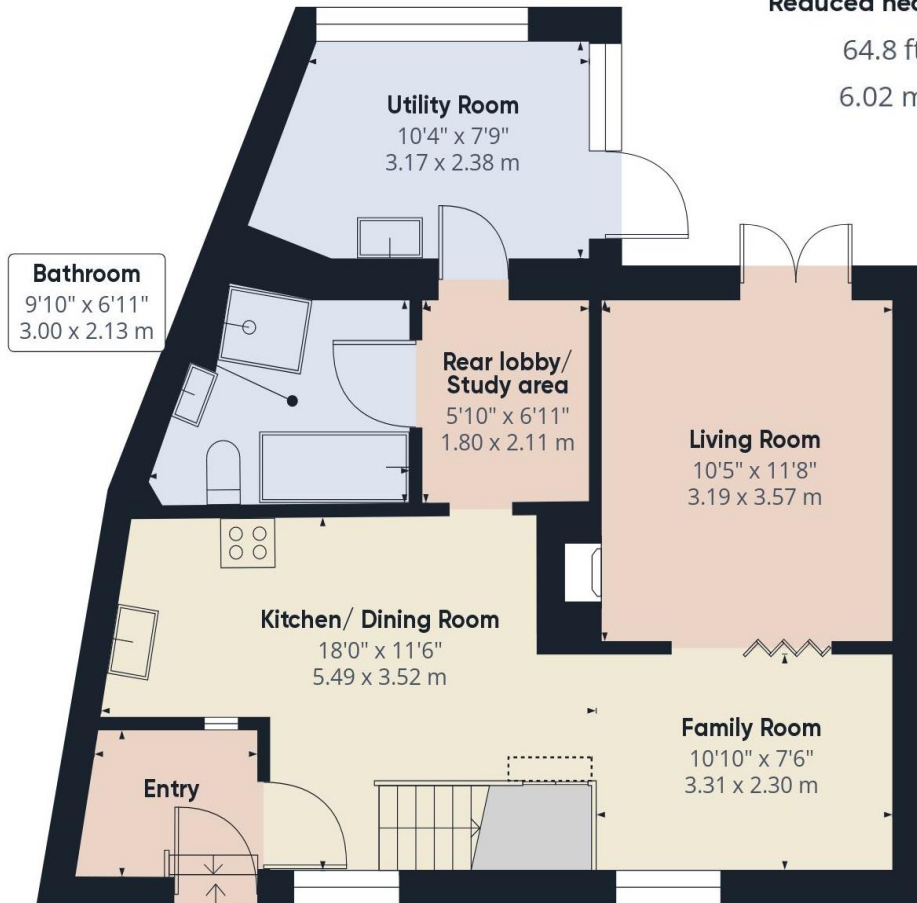
1051.96 ft<sup>2</sup>

97.73 m<sup>2</sup>

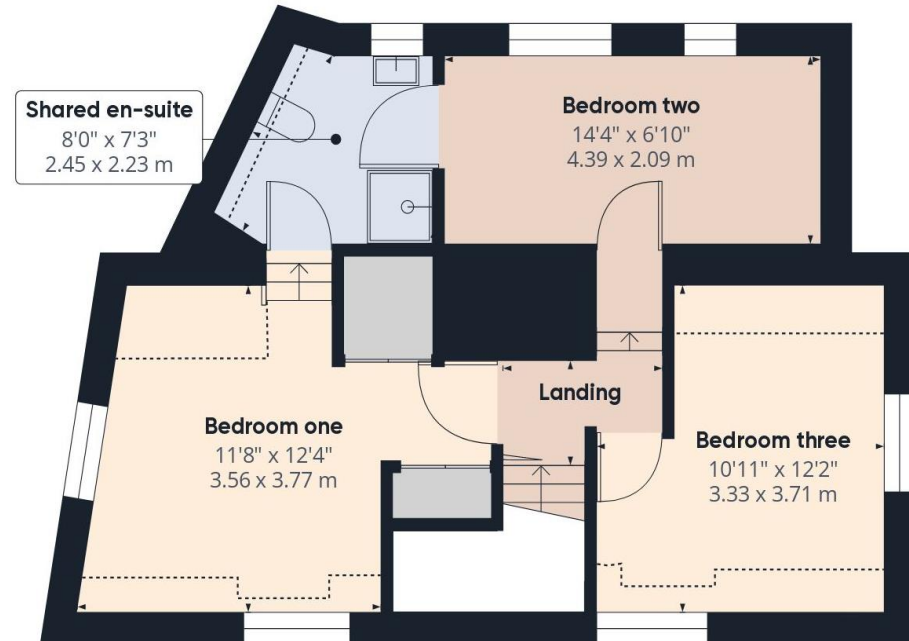
## Reduced headroom

64.8 ft<sup>2</sup>

6.02 m<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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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