



Telegraph Street, Cottenham
CB24 8QU

Pocock+Shaw

27 Telegraph Street
Cottenham
CB24 8QU

A charming Victorian cottage in the heart of the village with large rear garden, home studio and additional office. Two bedrooms, with a first floor bathroom.

- Spacious lounge dining room with wood burning stove
- Kitchen
- Two bedrooms
- First floor bathroom
- 150' rear garden
- Studio cabin
- Summer house
- Gas radiator heating system

Offers in region of £340,000



A charming Victorian cottage set on a lovely mature plot, right in the heart of the village. With a rear garden approx 150' in depth, featuring a summer house and timber home studio. The property hosts a number of period features, with feature brick fireplace and wood burning stove.

The village shops and amenities are all a short walk away, with a regular bus service to the historic city of Cambridge.

Multi pane entrance door to:

Lounge/ Dining room 21'2" x 11'11" (6.45 m x 3.63 m) Sash window to the front, feature brick fireplace with brick hearth and wood burning stove. Radiator and oak effect flooring, coved cornice. Stairs rising to the first floor and further double radiator. Door to:

Kitchen 7'7" x 9'4" (2.32 m x 2.86 m) Well fitted range of wood fronted units with contrasting work surface. Inset stainless steel circular sink unit and matching drainer. Inset four burner ceramic hob and matching single oven, Neff canopy extractor above. Matching range of wall mounted cupboards and Worcester gas fired boiler. Multi pane door to the rear and window to the rear. Space and plumbing for washing machine and dish washer. Slate tiled floor.

First floor landing Access to loft space, attractive stripped wood floor.

Bedroom one 12'0" x 11'7" (3.66 m x 3.53 m) Sash window to the front, coved cornice, radiator and stripped wood floor.

Bedroom two 9'5" x 7'8" (2.87 m x 2.34 m) Window to the rear, coved cornice, radiator.

Bathroom White suite with counter set wash basin, close coupled WC and bath. Large skylight. Part ceramic tiling to the walls. Double louvred airing cupboard. Stripped wood floor and radiator.

Outside There is a private and mature rear garden of approx 150' in length. With pathway. Numerous mature tree's and shrubs.

Summer house 9'3" x 5'5" (2.82 m x 1.65 m) Timber summer house with double French doors to the front.

Studio cabin 9'1" x 12'5" (2.78 m x 3.78 m) Timber cabin/home studio. Window and door to the front.

Brick store/ workshop

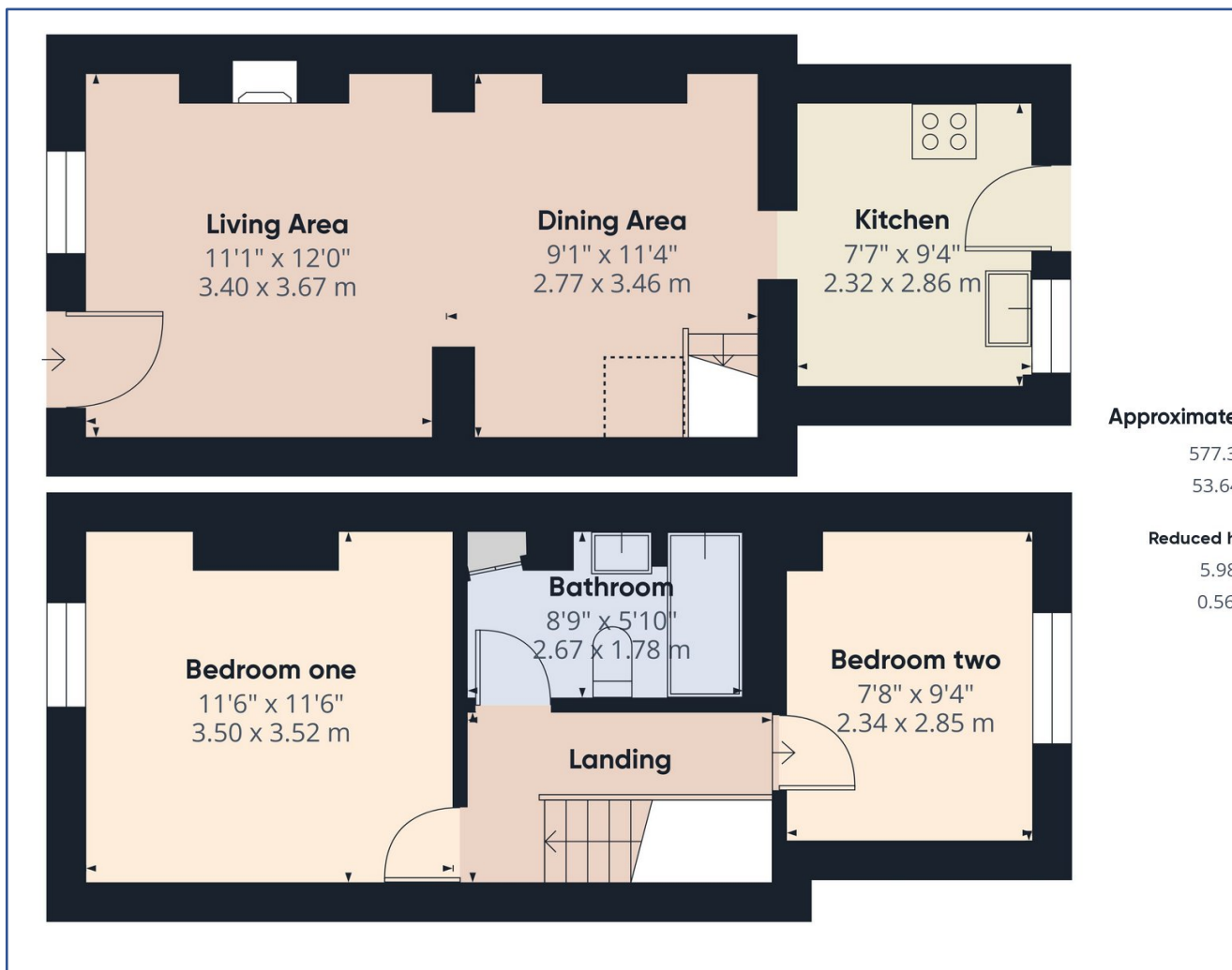
Services All mains services are connected

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Approximate total area

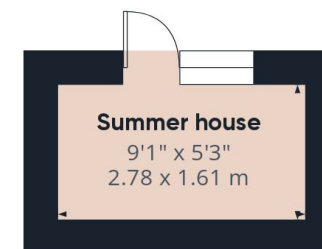
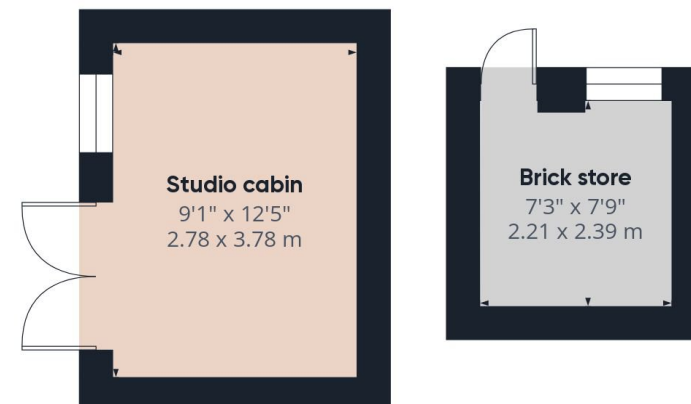
577.36 ft²

53.64 m²

Reduced headroom

5.98 ft²

0.56 m²



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

Pocock+Shaw