



High Street, Cottenham  
CB24 8QP

Pocock+Shaw



241 High Street  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8QP

This detached four bedroom home is located right in the heart of the village. Having been significantly extended to provide an impressive family room to the rear, with large sliding doors, and wood burning stove.

- Reception hall with cloaks WC
- Study
- Sitting room
- Large open plan family room with wood burner
- Dining area
- Four bedrooms
- En-suite to bedroom one
- Family bathroom
- Double garage
- Solar panels
- Good sized rear garden
- Ample off road parking

Offers in region of £665,000





An extremely spacious detached four bedroom home ideally located right in the heart of the village. Just a short walk from the shops, highly regarded Primary school and Village College.

Set on a good sized plot with double garage and enclosed rear garden. It's been significantly extended to provide an impressive family room to the rear, with large sliding doors, and wood burning stove, study and further sitting room. Four well proportioned bedrooms, one with en-suite and a family bathroom.

#### **Glazed entrance door to:**

**Reception hall** Window to the front, tiled floor, opening to main hall, stairs rising to the first floor, radiator. Oak flooring.

**Cloaks WC** Fitted white suite with wall mounted wash basin, wall mounted WC, part ceramic tiled splashback, heated towel rail / radiator.

**Study** 8'5" x 8'5" (2.57 m x 2.57 m) Window to the front, radiator.

**Living room** 12'5" x 10'11" (3.78 m x 3.33 m) Window to the front, radiator, oak flooring, coved cornice.

**Family room** 18'8" x 12'8" (5.69 m x 3.86 m) Oak flooring, feature multi fuel stove, composite surround and hearth, window to the side, opening to:

**Family/ Dining room** 23'0" x 10'3" (7.01 m x 3.12 m) large sliding doors opening to the rear garden, two large Velux roof lights. Door to the side and window to the side, continuation of the oak flooring, opening to:

**Kitchen** 12'5" x 11'3" (3.78 m x 3.43 m) Extremely well fitted range of units, set under a contrasting work surface, inset one and a quarter bowl single drainer sink unit, space and plumbing for washing machine. Continuation of worksurface with stainless steel four burner gas hob and double Bosch oven. Canopy extractor above. Matching wall mounted cupboards, and further dresser style unit with drawer beneath. Space and plumbing for tumble dryer, picture window to

the side and door to hall. Recessed spot lights to the ceiling.

**First floor landing** Window to the side, access to loft space, single linen cupboard, and single airing cupboard housing gas fired heating boiler. Attractive glazed panelling to stair. Radiator.

**Bedroom one** 12'0" x 10'3" (3.66 m x 3.12 m) Window to the rear, radiator, single fitted wardrobe. Door to:

**En-suite shower room** Fitted suite with pedestal wash basin, close coupled WC and double shower cubicle. Window to the rear, radiator.

**Bedroom two** 10'10" x 12'6" (3.31 m x 3.80 m) Window to the front, radiator. Single fitted wardrobe.

**Bedroom three** 11'9" x 10'8" (3.59 m x 3.25 m) Window to the front, radiator.

**Bedroom four** 10'11" x 8'10" (3.33 m x 2.69 m) Window to the rear, radiator.

**Bathroom** Fitted suite with wall mounted wash basin, close coupled WC and bath. Fitted shower above. Radiator/heated towel rail. Window to the rear.

**Outside** To the front of the property, there is off road parking for several vehicle, gated pedestrian side access.

**Double garage** 16'10" x 16'9" (5.13 m x 5.11 m) Two single up and over doors, power and light connected.

**Rear garden** Of a good size, being fully enclosed, decked patio, and lawn area.

**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band F

**Viewing** By Arrangement with Pocock + Shaw

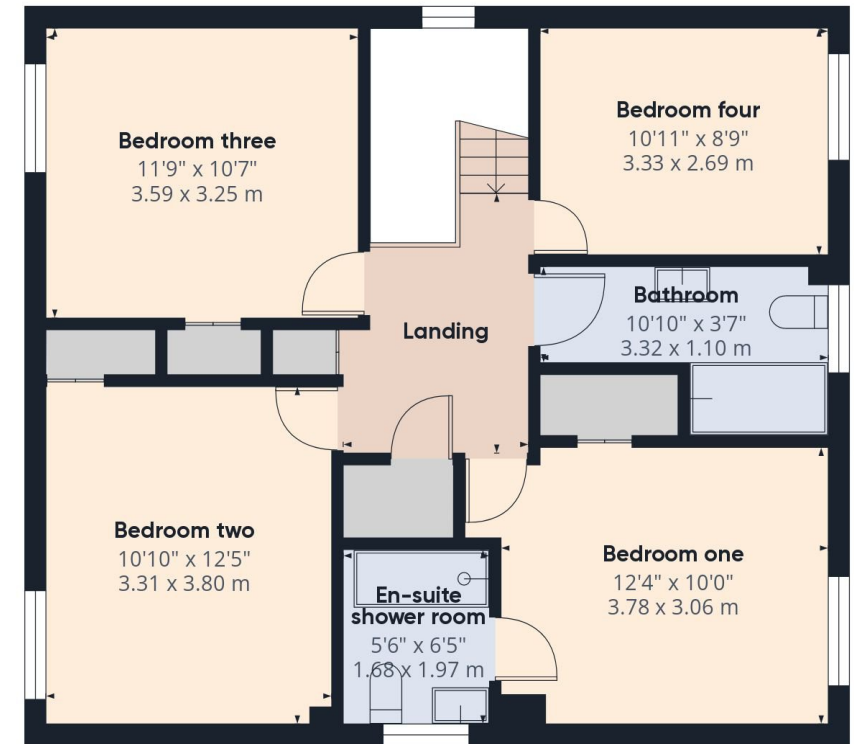
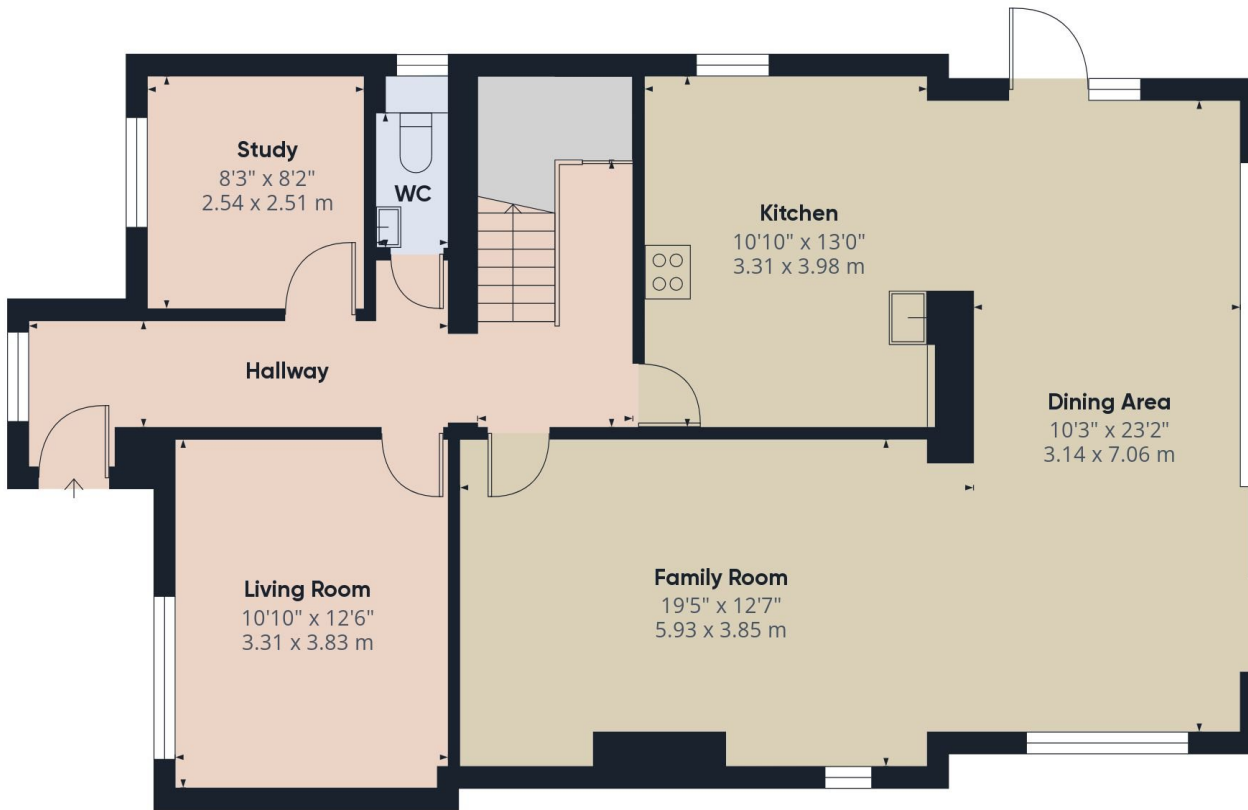






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#### Approximate total area

1691.98 ft<sup>2</sup>

157.19 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(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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