



High Street, Cottenham  
CB24 8SD

Pocock+Shaw



129 High Street  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8SD

An imposing detached four bedroom family home, close to the village centre. With very versatile accommodation including a large sitting room, family room and kitchen family room. With an enclosed rear garden and parking for several vehicles.

- Entrance hall
- Sitting room
- Family room
- Study
- Large kitchen/family room
- Ground floor shower cloaks WC
- Four bedrooms
- First floor bathroom
- Enclosed rear garden
- Parking for several vehicles

Offers in region of £635,000





A large traditionally constructed detached family home, set on the High Street close to the village centre. Various shops, including the Post office and Co-op, along with the highly regarded primary school are a short walk away.

The property features a large sitting room, family room, study and impressive kitchen/ family room. There is a well maintained rear garden and ample parking.

#### **Double glazed entrance door to:**

**Reception hall** 19'9" x 10'2" (6.02 m x 3.10 m) Feature central open tread staircase rising to the first floor. Ceramic tiled porch area, steps rising to main hall with Oak flooring. Tongue and groove panelling to the ceiling. Door to:

**Sitting room** 24'10" x 12'11" (7.57 m x 3.94 m) Attractive Oak flooring, raised seating platform, feature open fireplace with slate hearth. Coved cornice, radiator. Opening to:

**Family room** 11'11" x 11'8" (3.63 m x 3.56 m) Double patio doors to the rear garden, coved cornice, ceramic tiled floor.

**Kitchen family room** 25'0" x 15'4" (7.62 m x 4.67 m) An impressive room with Oak block work surface and freestanding habitat wooden units. Ceramic double bowl sink unit. Continuation of work surface with four burner ceramic hob, matching oven and stainless steel canopy extractor. Slate flooring, double sized windows to rear. Beech effect flooring to dining area. Double radiator and steps down to:

**Study area** 11'11" x 10'0" (3.63 m x 3.05 m) Window to the front, continuation of beech effect flooring.

**Rear lobby** 6'2" x 5'6" (1.88 m x 1.68 m) Slate tiled floor, door to the rear garden and glazed side panel.

**Study** 13'7" x 6'10" (4.14 m x 2.08 m) Window to the side, radiator.

**Shower wet room** Close coupled WC, pedestal wash basin and shower area. Two windows to the rear, two single cupboards. Radiator.

**Landing** An open galleried area, with stripped wooden flooring, radiator, window to the front.

**Bedroom one** 25'3" x 11'5" (7.70 m x 3.48 m) A large room, with stripped wooden flooring, radiator, window to the rear. Coved cornice.

**Bedroom two** 13'1" x 12'2" (3.99 m x 3.71 m) Stripped wooden flooring, radiator, window to the front.

**Bedroom three** 12'7" x 8'9" (3.84 m x 2.67 m) Stripped wooden flooring, radiator, window to the rear, coved cornice.

**Bedroom four** 11'10" x 8'0" (3.61 m x 2.44 m) Stripped wooden flooring, radiator, window to the front.

**Bathroom** Attractive Victorian style suite, with feature free standing roll top claw foot bath, telephone style mixer tap and shower attachment, pedestal wash basin and close coupled WC. Corner shower cubicle, heated towel rail/ radiator. Single airing cupboard, and two windows to the rear.

**Outside** To the front of the property there is a large gravelled forecourt, providing ample off road parking for several vehicles. Shared side access to:

**Rear garden** A well maintained garden fully enclosed with timber fencing. Main patio, and further lower gravelled patio / seating area. Ornamental pond. Flower and shrub borders. Raised timber deck.

**Study area/ voice booth** 7'2" x 3'3" (2.18 m x 0.99 m) A small space, at present set for use as a sound/recording booth

**Services** All mains services are connected

**Tenure** The property is Freehold.

**Council Tax** Band F



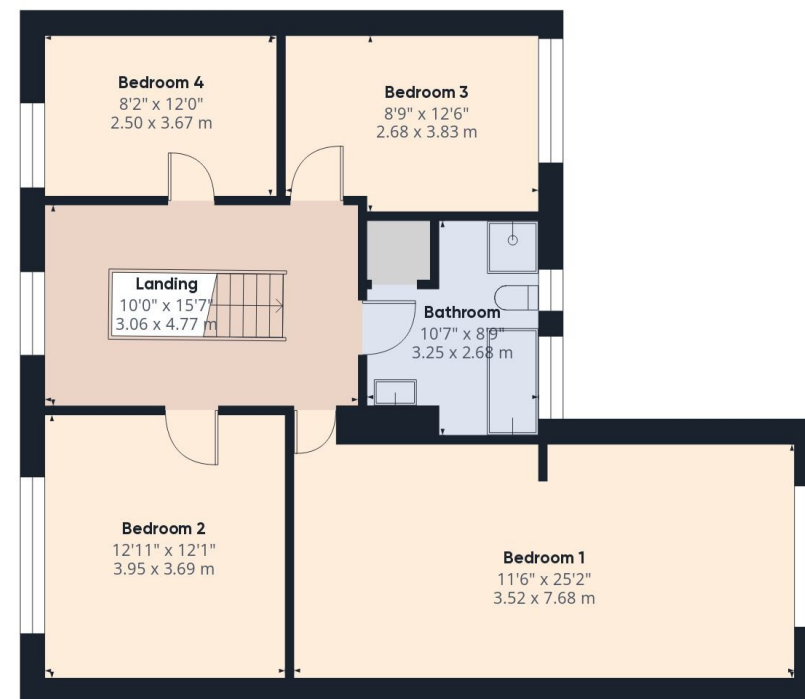












#### Approximate total area

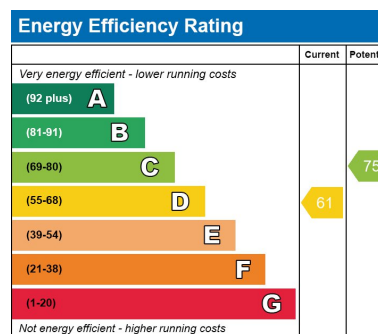
2179.28 ft<sup>2</sup>

202.46 m<sup>2</sup>

#### Reduced headroom

8.84 ft<sup>2</sup>

0.82 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. 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