



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this unique and quite charming detached period property in Cottenham, CB24. Cottenham is just five miles North of the centre of Cambridge, twelve miles from the centre of Ely and is perfectly placed for the commuter being just four and a half miles from Waterbeach train station, four miles from Cambridge Business and Science Parks, and six miles from Cambridge North train station and the A14/M11. Despite being well connected for the commuter Cottenham is still a wonderfully rural village. It enjoys a wealth of local amenities including GP surgeries, a dentist, pharmacy, butchers, bakery, Co-op, two public houses, community centre, village hall and sports ground. Cottenham also offers both a primary and secondary school (Cottenham Primary) and (Cottenham Village College) respectively. There is also a sports centre available at the secondary school.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this attractive period property in the very center, whilst still feeling perfectly secluded, of the highly popular village of Cottenham, CB24. This property is a real gem with period features, a large enclosed rear garden, ample off road parking and bright and well proportioned rooms.

Upon entering via the entrance at the front of the property, you are welcomed into a hallway with stairs leading to the first floor. The first room you come to is one of three reception rooms. Situated at the front of the property with dual aspect windows, this room is flooded with light and has the benefit of a feature fireplace with curved alcoves each side. Thanks to the ample space available, the downstairs rooms could easily be used as workspaces, exercising spaces as well as dining and entertaining spaces, there are so many layout possibilities. Further down the hallway is the second reception room which leads through to the second entrance into the property. This room also has dual aspect windows and a working open fireplace. The second entrance into the property leads directly into the very handy utility room is the next room you come to. It benefits from with worktop, s/steel sink/drain, storage and space for washing machine beneath. Directly off the utility room is a shower room consisting of a W.C., hand basin, and walk-in shower.

The open plan kitchen diner is a pleasant and inviting space located towards the rear of the property. The kitchen consists of cream, wood-effect, shaker style wall and base units with a stainless steel sink and drainer, four ring gas hob, overhead extractor fan, double oven and grill, plumbing for a dishwasher and space for a full height fridge freezer. The room is large enough to fit a table for ten people and if required by the new owner, the kitchen could easily be reconfigured to have an island style unit in the centre of the space. Directly off the kitchen, there is a family / living room with French doors leading to the rear garden. This third reception room has a feature coal effect gas fire and blue tiled surround and has plenty of space for multiple sofas. The double doors to the rear lead directly onto the patio.

Upstairs, the master bedroom lies at the end of the landing and overlooks the rear of the property. The room has had the addition of built-in wardrobes behind which is the en-suite which has a walk-in shower with glass screen, W.C., hand basin. Next to bedroom one, you will find bedrooms four and five. Both bedrooms are well proportioned and would work well as offices or possibly a nursery or child's bedroom. The family bathroom lies central within the upstairs layout and consists of a bath with overhead shower, W.C. and hand basin and white tiling.

At the opposite end of the landing to the master bedroom are bedrooms two and three. Bedroom three can comfortably fit a double bed and has the benefit of built-in wardrobes with wooden doors. Bedroom two overlooks the front of the property and has two large windows which flood the room with light. This bedroom has very generous proportions and can comfortably fit larger furniture. Within the bedroom is a stunning original wrought iron fireplace.

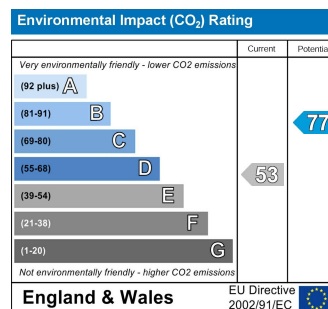
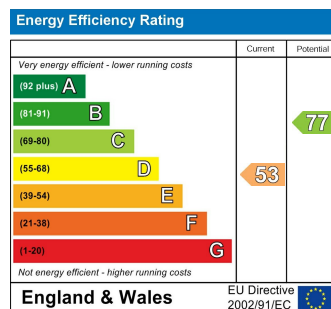
Outside, to the side of the property there is a gated entrance leading to the property's off road parking which could easily cater for three vehicles. At the rear of the property there is a generous, south-westerly facing, rear garden mainly laid to lawn with mature trees and bushes, well stocked borders, an array of fruit trees, a vegetable patch, paved patio area and a timber storage shed and playhouse. Whilst being in the heart of the village the garden still offers a perfectly sheltered and secluded feeling. A space we are sure will impress.

In our opinion this property is a real find. Having previously been extended to essentially double the size of the original Victorian part of the property it now offers spacious, flexible and bright accommodation throughout and can easily be utilised to fit an array of potential different needs.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agents notes

Tenure: Freehold  
Council Tax band: E (£2,692 for 2023 - 2024 - South Cambridgeshire District Council)





**Ground Floor**  
Approx. 93.3 sq. metres (1004.6 sq. feet)



**First Floor**  
Approx. 94.5 sq. metres (1016.8 sq. feet)



Total area: approx. 187.8 sq. metres (2021.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating			
	Current	Potential	
Very environmentally friendly - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
			<b>77</b>
			<b>53</b>
EU Directive 2002/91/EC		England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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