



197 High Street  
Cottenham, CB24 8RX



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- Substantial family home
- Stunning kitchen/dining room
- Prominent village location
- Garden office

197 High Street is a beautifully appointed four-bedroom family home, situated in a prominent position within the village and conveniently placed within walking distance of the local amenities.

This wonderful detached house has been cleverly designed and re-configured to create stunning versatile spaces incorporated with spacious open-plan living, with modern features and traditional finishes.

The main entrance door opens to a snug and a further formal living room which in turn leads to a spacious central hallway. The open-plan kitchen/breakfast and dining area overlooks the garden, with the kitchen area being well-appointed with a range of stylish bespoke low and high-level shaker-style cupboards with deep-set cutlery and pan drawers and granite worktops with a ceramic butler sink and space for a range oven. There is an integrated Siemens dishwasher, full-height fridge/freezer and wine fridge. The breakfast bar overlooks the dining area with easy access to the garden via sliding doors. There is a fantastic family/playroom room located off







a bright and spacious rear lobby. There is also a cloakroom and good-sized utility/boot room with fitted wall and base units with space for a washing machine and dryer and further floor to ceiling storage.

Upstairs there are four double bedrooms, the master boasts a separate dressing room and a stylish en-suite. There is also a large family bathroom with a shower and bath.

The house has full double glazing including bespoke sash-style windows and solar panels.

Outside, the property is approached via a set of wooden electric gates leading to a large graveled driveway with ample parking and a useful timber shed. The main garden is laid to astro turf for ease, and there is an attractive garden office with power and light.

Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car. SatNav: CB24 8RX What3words: ///tanked.playfully.rebounded



**Approximate Gross Internal Area 2357 sq ft - 219 sq m  
(Excluding Outbuilding)**

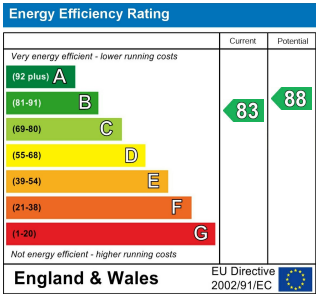
Ground Floor Area 1175 sq ft – 109 sq m

First Floor Area 1182 sq ft – 110 sq m

Outbuilding Area 116 sq ft – 11 sq m



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: F

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