



CHURCH LANE, COTTENHAM, CB24 8SN

OIEO: £650,000

GAVIN HUMAN

MEMBER OF
exp UK

CAMBRIDGE ESTATE AGENT

Peacefully located in a sought-after village, this delightful cottage offers a wealth of character as well as the convenience of a modern house. It has been tastefully updated and refurbished and with field walks and shops all within a short stroll.

A key feature is outside and the detached Garden Room, which could be an ideal office for those working from home.

**To book your viewing call Gavin Human: 07388 057789.
property@gavinhuman.co.uk**



- Peacefully located in a sought-after village
- Character cottage with modern-day convenience
- Reception Hall, Cloakroom
- Two reception rooms
- Large open plan living-dining-kitchen
- Three double bedrooms.
- Principal bedroom en-suite
- Private rear garden with church views.
- Detached garden office/annexe
- Garage / gym, ample parking
- Offered for sale with NO CHAIN



Sitting room



Sitting room

Kitchen / diner

Kitchen / diner





Principal bedroom with en suite

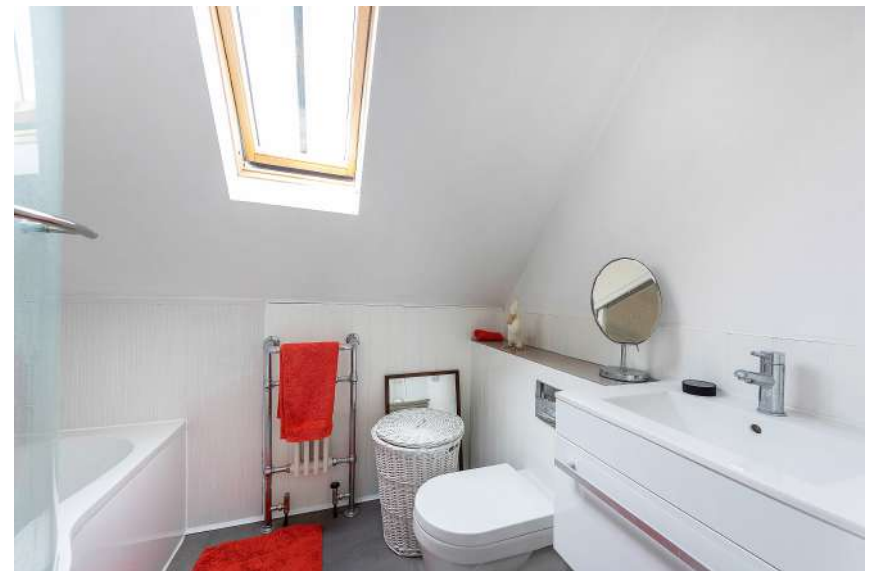


Bedroom Two

Bedroom Three



Family bathroom





A key feature of the property is the self contained, detached **GARDEN ROOM**. This is perfect for anyone working from home that wants to be totally independent of the main house, especially if they might have clients visiting as it is directly accessible from your own parking area. Inside there is a main workspace area and a second room which could easily be used as a **BEDROOM**, making this also an ideal stand alone living annexe as it also benefits from a **SHOWER ROOM**.

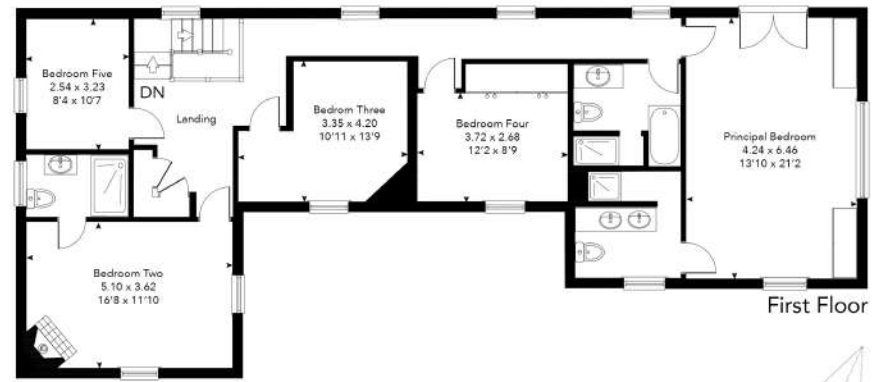
The **DETACHED GARAGE** is currently divided into a gym and store room and is larger than most garages. Subdivided by a stud partition, it could be turned back into one large garage quite easily. There is also storage in the attic space.



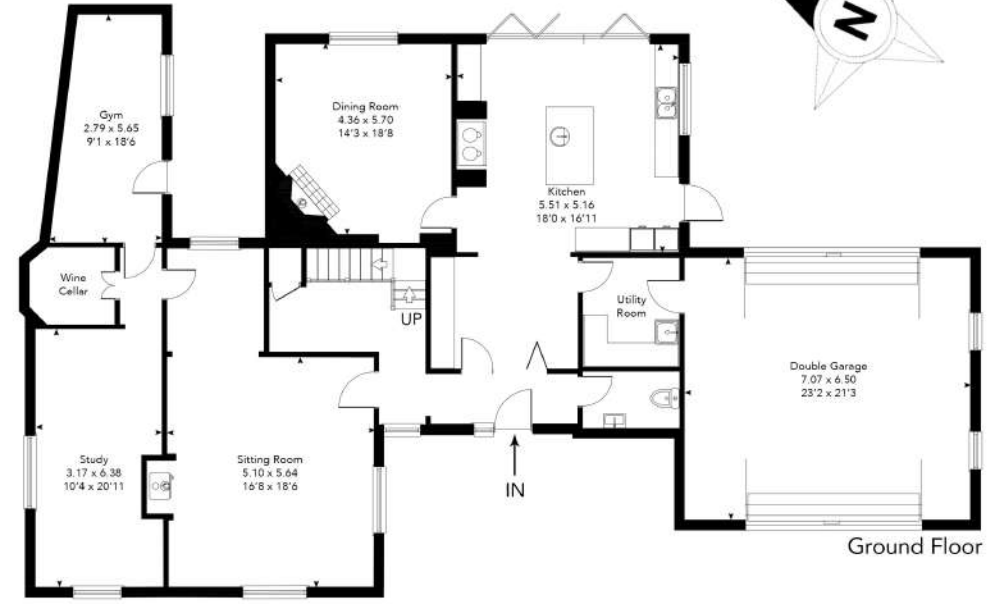




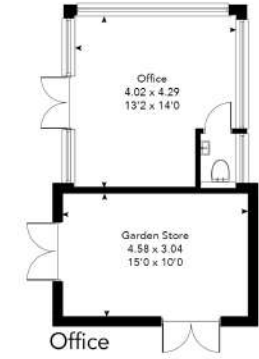
Studio



First Floor



Ground Floor



Office

Approximate Gross Internal Area = 292 m² / 3143 ft²
 Garage = 46 m² / 495 ft²
 Office = 32 m² / 344 ft²
 Studio = 43 m² / 463 ft²
 Total = 413 m² / 4445 ft²
 For identification purposes only - Not to scale

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
 Gavin Human - The Cambridge Estate Agent © 2025

KEY INFORMATION

Property Type	Detached Cottage
Bedrooms	Three
Council Tax	Band E
Square footage	2529 sqft
EPC Rating	B
Age	TBC
Last sold date	N/A
Title Number	CB366120
Plot size	0.33 acres (STS)
Heating	Air source heat pump
Tenure	Freehold

LOCAL AREA

Local Authority	South Cambs District Council
Flood Risk River & Seas	No risk
Flood Risk surface water	Very low
Conservation Area	Yes

CONNECTIVITY

Estimated broadband speeds:	
Standard	15 mbps
Superfast	75 mbps

Cable/Satellite TV availability	
BT	Yes
Sky	Yes
Virgin	No

Mobile Signals (based on calls indoors)

EE	Amber
3 (Three)	Red
O2	Amber
Vodafone	Amber

- Green - Likely to have good coverage.
- Amber - You may experience some problems.
- Red - You should not expect to receive a signal.

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The logo for exp UK, featuring the word 'exp' in a bold, lowercase font with a small 'UK' to its right.

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KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Waterbeach	3.55 miles
Cambridge North	5.04 miles
Cambridge	7.02 miles

Trunk Roads/Motorways

M11 J14	5.12 miles
M11 J13	6.24 miles
M11 J12	7.74 miles
M11 J11	9.45 miles

Airports/Helipads

Stansted Airport	28.64 miles
Luton airport	36 miles

TRANSPORT (LOCAL)

Bus stops	
Church Close	0.07 miles
Ivatt Street	0.21 miles
Broad Lane	0.34 miles

SCHOOLS

Primary

Cottenham Primary	0.83 miles
Waterbeach Community Primary	3.03 miles
Histon and Impington Brook Primary	3.19 miles

Secondary

Cottenham Village College	0.99 miles
Northstowe Secondary College	3.01 miles
Impington Village College	3.40 miles

10 year history of average house prices by property type in PE15

Detached	+71.83 %
Semi-Detached	+69.24 %
Terraced	+60.25 %

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EXPERIENCE
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KEY INFORMATION

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