



High Street, Coton, CB23 7PL



## High Street

Coton,  
CB23 7PL

An immensely unique opportunity to acquire a piece of history, centrally positioned within this highly sought-after village on the edge of Cambridge. Recently extensively renovated, this former office building now offers immaculate and stylishly presented accommodation, complemented by a cleverly landscaped garden. Offered with no onward chain.

### LOCATION

Coton is a highly regarded village located just three miles west of Cambridge, offering an excellent balance of rural charm and city accessibility. Positioned on the edge of open countryside, the village provides immediate access to a network of scenic walking and cycling routes, including the nearby Coton Countryside Reserve and Grantchester Meadows, making it particularly appealing for those who enjoy outdoor pursuits. Despite its peaceful setting, Coton is exceptionally well connected. Cambridge city centre is easily reached by bicycle, car, or bus, while the nearby M11 provides swift access to Stansted Airport and London. Cambridge North and Cambridge mainline stations offer regular rail services to London King's Cross and Liverpool Street, making the location well suited to commuters. The village itself has a strong sense of community and benefits from a well-regarded primary school, a traditional public house, village hall, recreation ground, and local church as well as Coton Orchard which offers a peaceful restaurant and garden centre. Further amenities can be found in nearby Barton and Comberton, with a wider range of shopping, dining, and cultural facilities available in Cambridge. The area is also particularly well served by a range of highly regarded state and independent schools.

2 1 1

Guide Price £450,000





## STORM PORCH

covering panelled entrance door leading through into:

## ENTRANCE HALL

with double glazed windows either side of entrance door, wood effect Karndean flooring, inset LED downlighters, storage cupboards one housing underfloor heating manifold and the other one housing hot water cylinder, panelled doors leading into respective rooms.

## OPEN PLAN LIVING/KITCHEN/DINING AREA

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers fitted with a stone effect rolltop work surface with inset sink, hot and cold mixer tap, drainer to side, integrated 4 ring Lamona electric hob with concealed extractor above, integrated Lamona oven, integrated and concealed fridge/freezer, slimline dishwasher, and washer/dryer, high vaulted ceiling, wood effect flooring, continuation of kitchen work surface creates a breakfast bar and living/dining area, double glazed windows to front aspect, set of French doors leading out onto patio/garden.

## BEDROOM 1

with wall mounted uplighters, wall mounted underfloor heating control, part vaulted ceiling, array of double glazed windows to front, side and rear aspect.

## STUDY/BEDROOM 2

wall mounted underfloor heating controls, wood effect flooring, feature window back into kitchen.

## BATHROOM

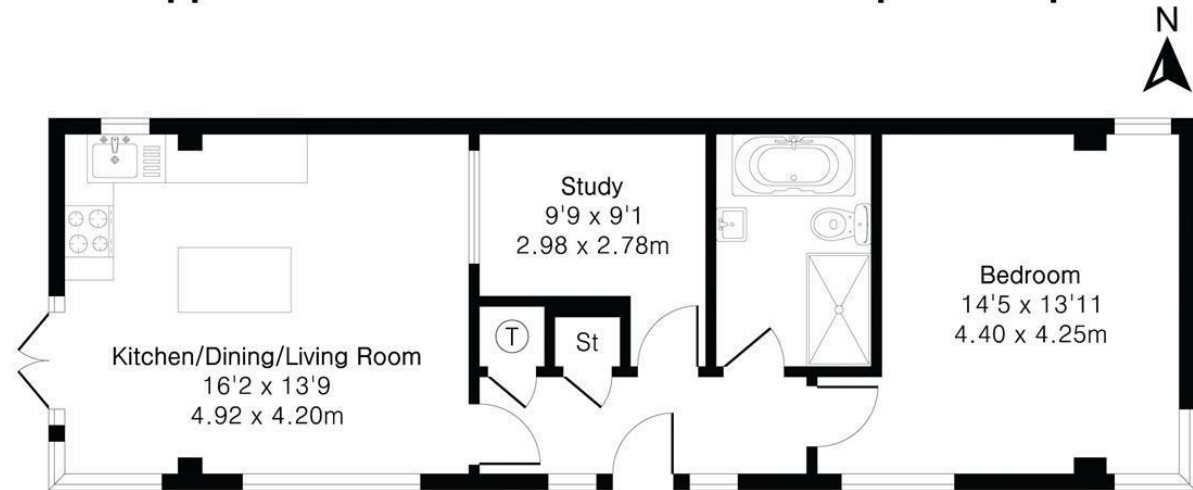
comprising of a four piece suite with standalone bath with tiled surround, hot and cold mixer bath tap, shower attachment, large walk-in shower cubicle with dual mounted shower head, glazed partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap with tiled surround, storage cupboard underneath wash hand basin, heated towel rail, wall mounted mirror with lighting feature, tile effect flooring, inset LED downlighters, extractor fan.

## OUTSIDE

The property is approached off the High Street via a timber gate with the garden being enclosed by timber fencing. The gate enters into the garden which is principally laid to pearly quartz gravel with paved pathway leading to the French doors and front entrance door.



Approximate Gross Internal Area 623 sq ft - 58 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £450,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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