



43 Cottenham Road,, Histon, Cambridge, CB24 9ES  
Offers In Excess Of £750,000 Freehold



rah.co.uk  
01223 819300

**A FABULOUS EXAMPLE OF A THREE/FOUR-BEDROOM CHARACTER COTTAGE, OFFERING STYLE, FLEXIBILITY AND AN ATTRACTIVE SEMI-RURAL SETTING.**

- Semi-detached house
- 3 bedrooms, 2 bathrooms, 2 reception rooms
- Self-contained annexe with kitchen/living room, bedroom and shower room
- 1675 sqft/155 sqm
- Gas fired central heating to radiators
- Driveway parking
- Separate summer house/office
- EPC-C/80
- Council tax band-C

A beautifully extended three-bedroom semi-detached house, finished with a sleek, modern interior while retaining character features including exposed timber beams. The heart of the home is a stunning, well-equipped kitchen with bi-fold doors opening onto the garden, creating an ideal space for modern living and entertaining. A particular highlight is the self-contained one-bedroom annex, ideal for guests, multi-generational living or home working. The annexe boasts a stylish, modern kitchen, one double bedroom and an en suite shower room. In addition, on the ground floor there is a spacious Summer House/Home Office which is currently utilised as a gym, complete with light and power, providing excellent versatility.

Outside, the property enjoys a lovely garden with open views over fields to the rear, offering a real sense of space and privacy. Located on the edge of the village, yet within easy reach of local amenities, the property further benefits from off-road parking for one vehicle.

**Location**

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10-minute cycle. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Girton Golf Club is also within a few minutes' drive.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, water and mains drainage. Solar panels

**Statutory Authorities**

South Cambridgeshire District Council

Council tax band-C

**Fixtures and Fittings**

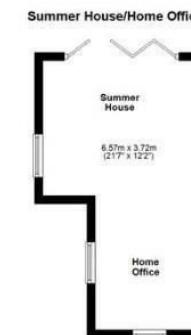
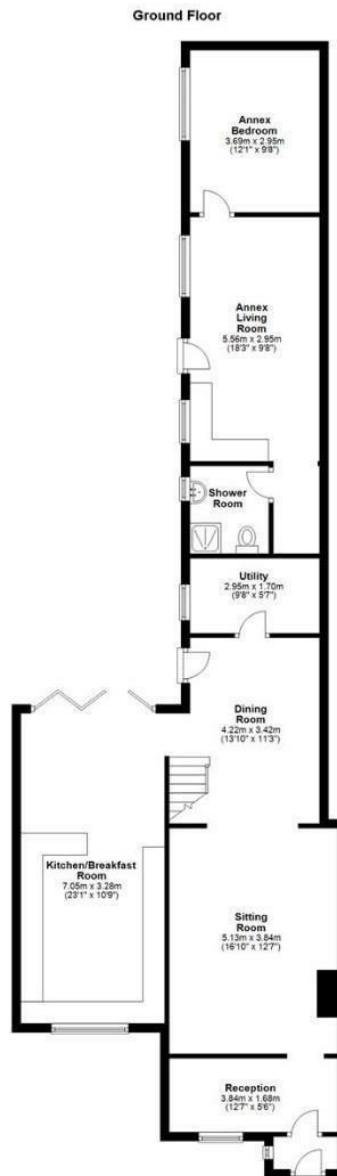
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 155 sqm (1675 sqft) excluding Summer House/Home Office

