


High Street, Cottenham, CB24 8SA

CHEFFINS

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# High Street

Cottenham,
CB24 8SA

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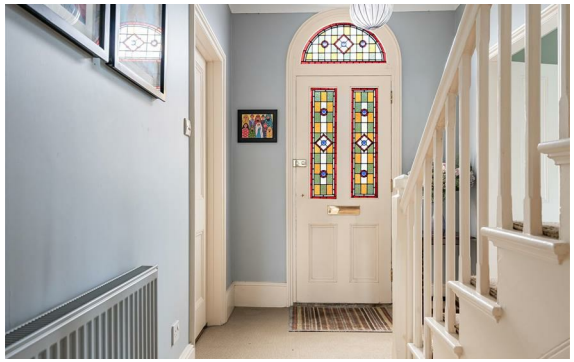
## Guide Price £1,250,000



An impressive and particularly well-proportioned double-fronted Victorian residence, thoughtfully extended to provide versatile accommodation arranged over two floors, extending to approximately 2,508 sq ft.

The property occupies a substantial plot of approximately 1.25 acres and incorporates a range of outbuildings, previously utilised for warehousing and business accommodation, extending to approximately 4,975 sq ft.

Occupying a highly desirable position on Cottenham High Street, the property offers a rare combination of substantial residential accommodation, extensive outbuildings and a generous plot, providing considerable scope and versatility for a variety of uses, subject to the necessary consents.









## LOCATION

The delightful village of Cottenham is ideally and conveniently situated just 6 miles north of the university city of Cambridge. The thriving community offers excellent social, leisure and educational facilities, including shops, restaurants, post office, church, library, primary school and secondary school, Cottenham Village College. For the commuter, the nearest train station is in Waterbeach (5 miles) and provides direct links into Cambridge and London Kings Cross.

**FRONT DOOR**
into:

**ENTRANCE HALL**
carpeted, radiator, downlight, understairs storage cupboard containing fuse box and electricity meter, light, stairs leading to the first floor, doors into various rooms.

**LIVING ROOM**
carpeted, radiator, sash window overlooking front of the property with shutter, wood burner, tiled hearth, downlight, sash window overlooking the rear garden, timber doors leading out to the rear garden.

**SNUG**
carpeted, radiator, sash window overlooking front of the property, downlight, feature fireplace with timber mantelpiece and tiled hearth with gas stove, leading into:

**KITCHEN**
with a range of floor and wall units with granite worktops, island breakfast bar with integrated Bosch microwave, granite worktop, further storage drawers, one and a half stainless steel sink and drainer with mixer tap, integrated Bosch dishwasher, Lacanche range style oven with 5 ring gas hob, stainless steel splashback, extractor fan, pantry cupboard with downlight, space for American style fridge/freezer, tiled flooring, LED spotlights.sash window overlooking the side of the property. DINING AREA with continuation of the tiled flooring, dual aspect sash windows overlooking both the side and rear of the property, radiator, LED spotlights and downlight. Door into:

**UTILITY ROOM**
with tiled flooring, a range of floor and wall units with laminate worktop, butler style sink and drainer with mixer tap, tiled splashback, boiler, space and plumbing for washing machine and dryer, radiator, window overlooking side of the property, extractor fan, hanging hooks, downlight.

**BOOT ROOM**
with tiled flooring, window overlooking side of the property, downlight, radiator, door into:

**DOWNSTAIRS W C**
with tiled flooring, low level w.c., wash hand basin with tiled splashback, radiator, window overlooking side of the property, downlight.

**ACCESS OUT TO THE REAR GARDEN**
via timber glass panel door, door into Boot Room and door into:

**DOWNSTAIRS STUDY**
carpeted, radiator, downlight, Velux window and sash window overlooking the garden, head storage space.

**ON THE FIRST FLOOR**

**LANDING**
carpeted, two radiators, downlight, sash window overlooking front of the property, access into loft space and various rooms including:

**PRINCIPAL BEDROOM**
carpeted, two sash windows overlooking rear of the property, LED spotlights, downlight, built-in wardrobe with mirror sliding doors, clothes hanging rails and shelving, radiator, step up into;

**SHOWER ROOM**
three piece suite comprising of walk-in tiled shower, wash hand basin with storage cupboards beneath, low level w.c., fully tiled walls, wood effect laminate flooring, Velux window, heated towel rail, LED spotlights, extractor fan.

**BEDROOM 2**
carpeted, radiator, sash window overlooking front of the property, two built-in wardrobes with shelving and hanging rails, light.

**BEDROOM 3**
carpeted, built-in wardrobes with shelving and hanging rail, radiator, sash window overlooking front of the property.

**BEDROOM 4**
carpeted, radiator, downlight, sash window overlooking rear of the property, Velux window allowing in additional light.

**BEDROOM 5**
carpeted, dual aspect sash windows overlooking both the side and rear of the property, radiator, downlight.

**FAMILY BATHROOM**
four piece suite comprising of bath, walk-in shower, low level w.c., wash hand basin with tiled splashback, Velux window, LED spotlight, heated towel rail, panelling surrounding bath and airing cupboard containing hot water tank.

**OUTSIDE**
The property is approached via pathway leading to timber front door with glass panel.

Rear garden is south east facing and fully enclosed via concrete post and base fencing with timber panels inset, timber gate leading out into rear of the property. Rear garden is predominantly block and brick paved making it perfect for outside seating and al fresco dining, raised timber beds containing a variety of shrubs, outside water tap, timber decking area offering further outside seating. Personal door into brick built outbuilding currently used for storage and has power. Driveway leading to GARAGE with up and over door, concrete base, power, light and personal door. The driveway continues down past a variety of commercial premises to an additional parking area and additional garden which is fully laid to lawn and enclosed via hedging to one side, timber post and rail fencing to the end and timber fencing to the other, again south east facing. Useful timber storage barn, terraced area again perfect for outside seating and al fresco dining, timber storage barn with electric heating, downlight, windows overlooking both the front and the rear garden, timber doors with glass panel offering this building a variety of uses.

**COMMERCIAL BUILDINGS**
The rear area comprises a courtyard development of converted and purpose-built commercial buildings arranged around a central tarmac surfaced circulation area. The accommodation is of mixed construction, including traditional brick-built buildings beneath pitched pantile roofs together with timber-clad and rendered buildings under profiled metal sheet roofing. Some of the units have been refurbished to provide modern office, workshop, and business accommodation benefiting from good levels of natural light, open plan layouts, air conditioning, and dedicated on-site parking. The parking area is tarmacked and provides enough space for around 15 vehicles.

The commercial buildings are versatile spaces and likely to suit a broad range of business occupiers, including those involved in creative or health & fitness industries, companies that need consulting rooms or training rooms, and those involved in the automotive industry or in need of workshop or lower height production space. Some of the buildings could also be used as garage space, with some modifications.

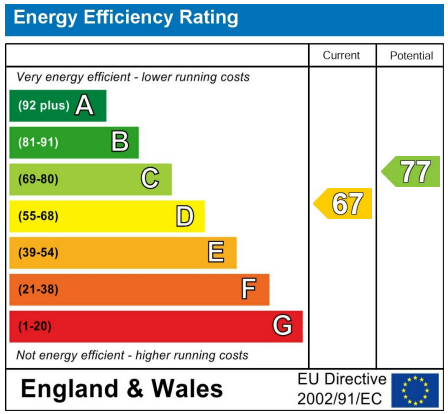
There is a paddock to the rear of the commercial buildings, which has been used as a garden and for leisure purposes by the commercial occupier. Beyond the paddock is a small, wooded area. The paddock and woodland combined have a site area of approximately 0.7 acres.

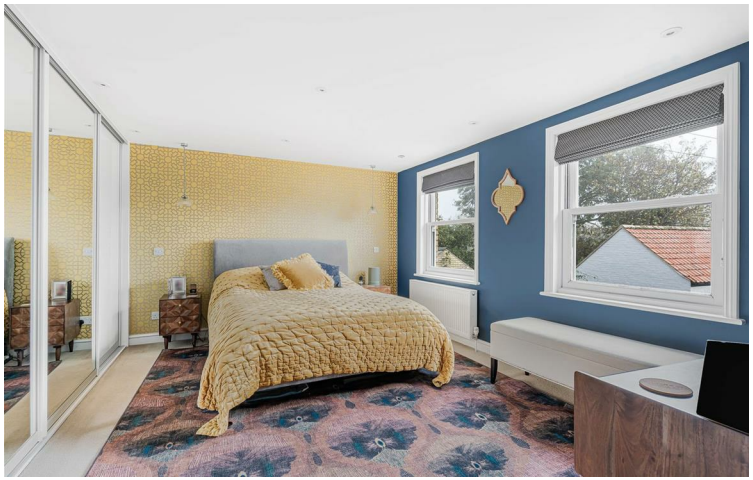
















Guide Price £1,250,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire District Council









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**Approximate Gross Internal Area 2508 sq ft - 233 sq m**
**(Excluding Garage & Outbuildings)**
Ground Floor Area 1347 sq ft – 125 sq m
First Floor Area 1161 sq ft – 108 sq m
Garage Area 244 sq ft – 23 sq m
Outbuildings Area 4978 sq ft – 462 sq m




PINKPLAN

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.

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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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