



High Street, Cottenham  
CB24 8TX

Pocock + Shaw

Holme Dene, 294 High Street  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8TX

An imposing traditional Victorian detached home located in the heart of the village. Set on a corner plot, with a large barn style self contained annexe. The home offers many period features, just a short walk from the numerous village amenities.

- Reception hall
- Sitting room with open fire
- Dining room and family room
- Study and conservatory
- Kitchen breakfast room and Utility room
- Cloaks wc shower room
- Four large bedrooms
- Family bathroom and Luxury en-suite bathroom with roll top bath
- Barn style annexe with fitted kitchen and luxury wet room
- Single garage

Offers in region of £800,000



An imposing traditional Victorian detached home located in the heart of the village. Having been updated sympathetically in recent years with a fitted kitchen and a recently converted barn-style self contained annexe to the rear, whilst retaining many original period features. Set on a corner plot with driveway to the side and single garage, just a short walk from the numerous village amenities.

**Stained glass entrance door to:**

**Reception hall** Attractive Victorian tiled floor, stairs rising to the first floor, radiator, coved cornice.

**Sitting room** 12'10" x 12'0" (3.91 m x 3.66 m) Bay window to the front, feature open fireplace with slate hearth, beech block flooring, coved cornice.

**Dining room** 12'8" x 11'11" (3.86 m x 3.63 m) Bay window to the front, feature brick open fireplace with slate hearth, beech block effect flooring, coved cornice, radiator.

**Study** 10'3" x 10'1" (3.12 m x 3.07 m) Multi pane sash windows to the side and rear, radiator, oak block flooring.

**Family room** 12'11" x 10'1" (3.94 m x 3.07 m) Bay window to the rear, oak flooring, double radiator, coved cornice, multi pane glazed door to:

**Kitchen breakfast room** 15'9" x 13'3" (4.80 m x 4.04 m) Extremely well fitted range of top quality stainless steel units set under a matching stainless steel work surface, inset single drainer sink unit, range of matching base units. Four burner induction hob, and two matching Neff ovens. Freestanding dishwasher. Central trolley style island unit. Window to the rear, double French doors with glazed side panel opening to a small courtyard style garden. Attractive period Quarry tiled floor.

**Pantry** 7'2" x 3'8" (2.18 m x 1.12 m) Pendant light point, shelving to walls.

**Utility room** 10'11" x 8'10" (3.33 m x 2.69 m) Wood block effect worksurface set in to the original chimney

breast with inset single drainer stainless steel sink unit, double cupboard beneath, space and plumbing for washing machine and tumble drier. Tiled floor, double doors to conservatory, door to:

**Shower room** Fitted white suite with wall mounted wash basin, close coupled WC, and large shower cubicle. Part ceramic tiling to walls,.

**Lean too conservatory** 15'0" x 11'0" (4.57 m x 3.35 m) Timber construction, with windows to side and rear, door to garden.

**Workshop** 11'4" x 6'0" (3.45 m x 1.83 m) Power and light connected.

**First floor landing** Multi pane sash window to the rear, door to

**Inner hall to main suite** Tongue and groove timber ceiling, radiator, window to the front, door to:

**Bedroom one** 13'11" x 13'2" (4.24 m x 4.01 m) Multi aspect windows to the front, rear and side, radiator, coved cornice, access to loft space, door to:

**Luxury en-suite** White suite with feature free standing roll top bath, and timber feet, bidet, close coupled WC and pedestal wash basin, double shower cubicle with fitted shower, tongue and groove panelling to the ceiling, heated towel rail radiator, window to the rear. Single fitted airing cupboard. Oak flooring.

**Bedroom two** 13'5" x 11'10" (4.09 m x 3.61 m) Window to the front, double radiator and stripped wooden floor.

**Bedroom three** 11'9" x 10'9" (3.58 m x 3.28 m) Window to the front, double radiator and stripped wooden floor.

**Bedroom four** 10'1" x 10'1" (3.08 m x 3.08 m) Window to the rear, double radiator and stripped wooden floor.

**Family Bathroom** Fitted white suite with counter set wash basin, double cupboard beneath, close coupled WC, bath with shower above, stripped wooden floor,



window to the front, recessed spotlights to the ceiling, heated towel rail radiator. Part ceramic tiled splashback.  
**Barn style annexe** 28'6" x 13'3" (8.69 m x 4.04 m)

**Main reception area** An impressive space with full volume ceiling, and exposed timber beams, bi fold doors to one wall, two wall mounted electric heaters. Feature wood burning stove on slate hearth.

**Kitchen area** Well fitted range of units under a quartz work surface, inset stainless steel sink unit, double base unit. AEG single combi oven, and matching ceramic hob. Two Velux roof lights. Door to:

**Luxury shower wet room** An impressive room with Aqualisa shower, wall mounted WC and wash basin, ceramic tiling in part, counter top with base units and full height cupboard. Electric kickspace heater. Full volume ceiling and Velux roof light.

**Outside** The front of the home is well screened by a mature Beech hedge. gated pedestrian access to a small garden area. Drive way to the side providing two off road parking spaces, leading to the single garage. Double timber doors, power and light connected. Rear garden is of a good size, with lawn area, flower and shrub borders, and several mature trees.

Timber outbuildings, at present in a need of rebuilding.

**Tenure** The property is Freehold

**Council Tax** House F and Annexe A

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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Annexe

House



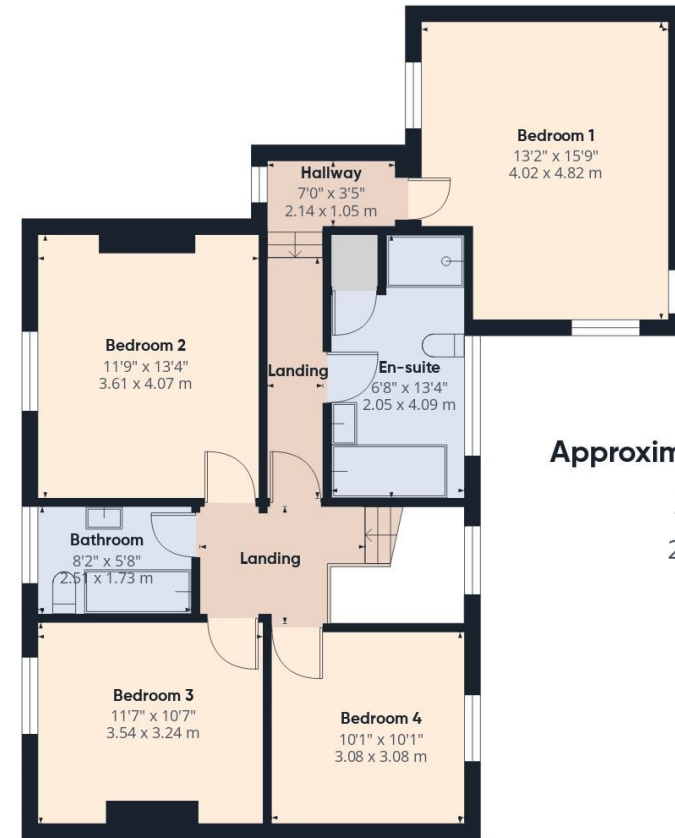
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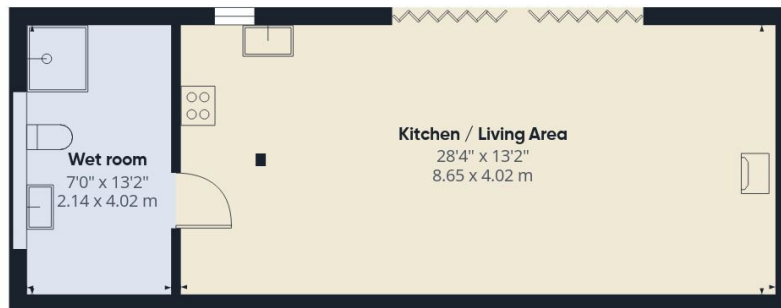
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**Approximate total area**

2206 ft<sup>2</sup>

204.9 m<sup>2</sup>



**Approximate total area**

479 ft<sup>2</sup>

44.5 m<sup>2</sup>

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

**Pocock + Shaw**