



197 High Street, Cottenham, Cambridge, CB24 8RX

Guide Price £725,000 Freehold



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01223 819300

**A SUBSTANTIAL AND BEAUTIFULLY REFURBISHED FOUR-BEDROOM DETACHED RESIDENCE, ORIGINALLY CONSTRUCTED CIRCA 1900 AND SUBSEQUENTLY EXTENDED TO PROVIDE APPROXIMATELY 229.5 SQ M (2,479 SQ FT) OF VERSATILE AND WELL-APPOINTED ACCOMMODATION ARRANGED OVER TWO FLOORS.**

- Detached house
- 2470 sqft / 229.5 sqm
- Gas fired central heating to radiators
- Driveway parking
- EPC-B / 83
- 4 bedrooms, 2 bathrooms, 3 reception rooms
- Built circa 1900
- Solar panels with 5 KW batteries
- 0.11 acre plot
- Council tax band-F

Occupying a prominent and convenient position in the heart of Cottenham High Street, the property combines the character and proportions of an older home with a contemporary internal layout, having been recently refurbished and thoughtfully reconfigured to create spacious accommodation ideally suited to modern family living.

The ground floor provides an impressive and particularly versatile arrangement, centered around a generous entrance hall featuring a striking floor-to-ceiling atrium, creating a wonderful sense of light and space upon entering the property. There are three reception rooms comprising a living room, a snug and a playroom, offering excellent flexibility for family life, entertaining and home working. A useful utility room provides a range of built-in cupboards and valuable storage, whilst the substantial kitchen/dining room forms the heart of the home. Generously proportioned and opening directly onto the rear garden, this is an ideal space for both everyday family life and entertaining.

To the first floor are four well-proportioned double bedrooms, together with a spacious family bathroom fitted with both a separate shower and bath. The impressive master bedroom suite enjoys a particularly desirable arrangement, featuring double-aspect windows, a generous walk-in wardrobe and a well-appointed en-suite shower room. The remaining three bedrooms provide excellent accommodation for family members or guests.

Externally, the property benefits from a private rear garden, a substantial driveway providing ample off-road parking, and a versatile home office/garden studio, ideal for those requiring dedicated workspace away from the main house.

Further benefits include solar panels to the roof, complemented by a 5 kW battery storage system, providing an energy-efficient addition to the property.

**Location**

Cottenham is a large and thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

South Cambridgeshire District Council

Council tax band-F

**Fixtures and Fittings**

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

**Viewing**

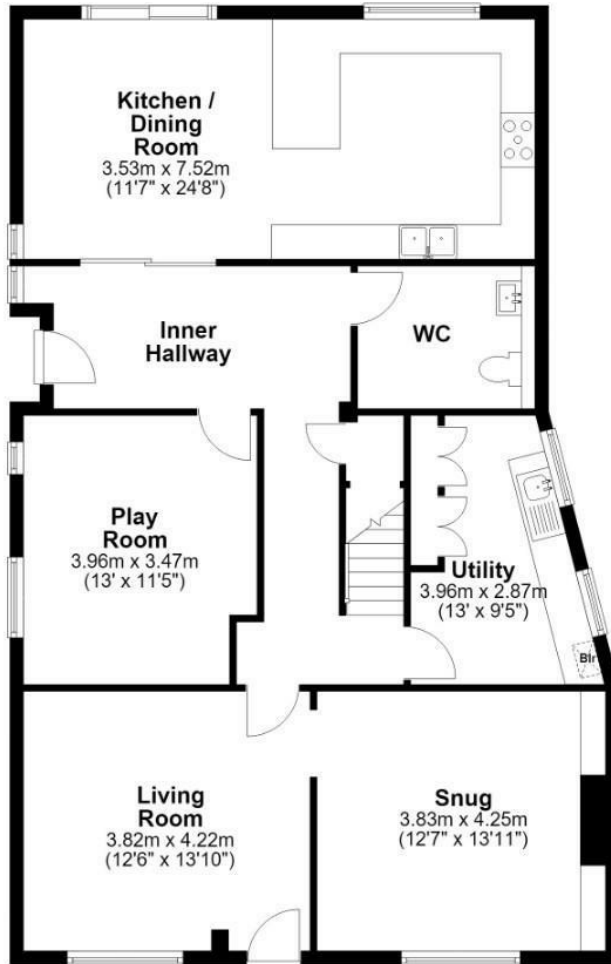
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





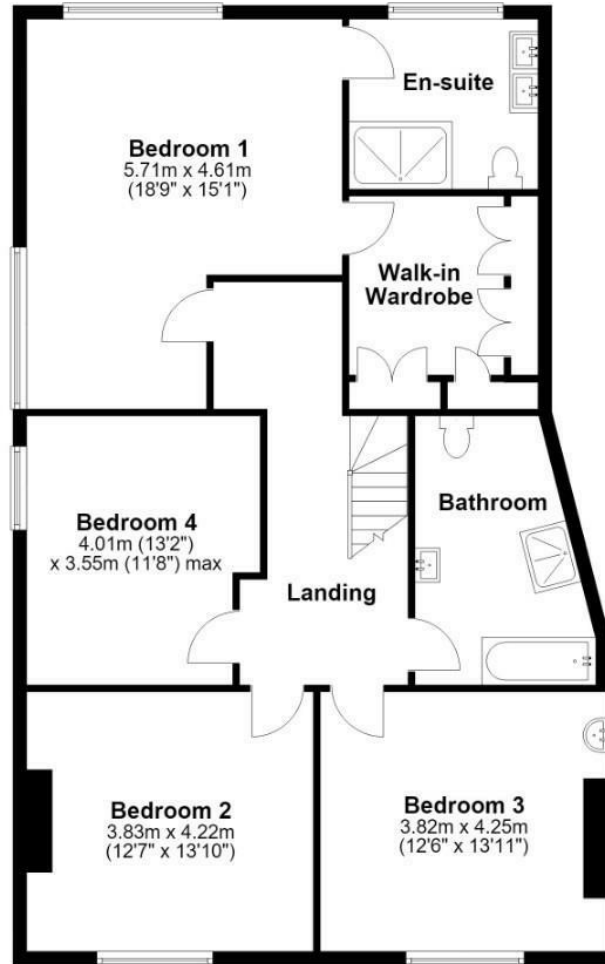
## Ground Floor

Approx. 108.9 sq. metres (1172.6 sq. feet)



## First Floor

Approx. 109.7 sq. metres (1181.3 sq. feet)



## Outbuilding

Approx. 10.8 sq. metres (116.1 sq. feet)



Total area: approx. 229.5 sq. metres (2470.0 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.  
Plan produced using PlanUp.

| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



