



GROVES WAY, COTTENHAM, CB24 8BG

PRICE GUIDE: £575,000



GAVIN HUMAN

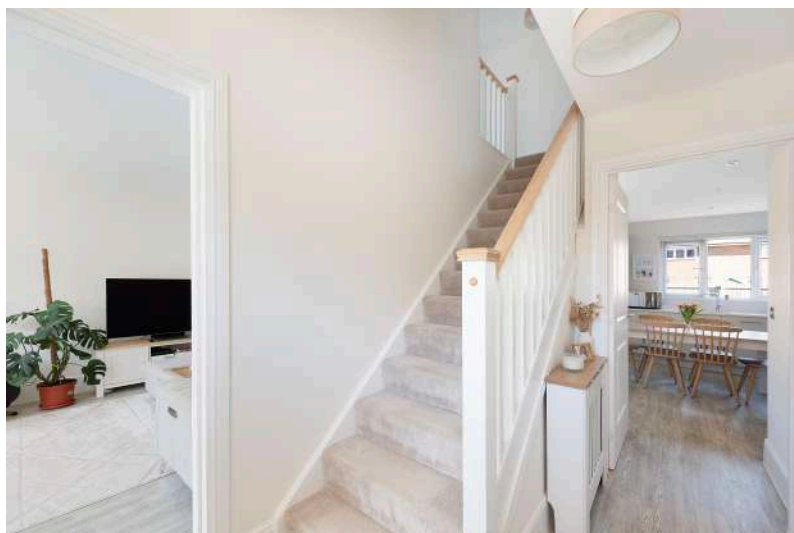
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CAMBRIDGE ESTATE AGENT

If you are looking for a detached family home that offers peace and tranquility, as well as great connectivity to Cambridge then say hello to Groves Way. With open fields on your door step and both the A10 and A14 only 3 miles away, this home offers the best of both worlds.

The house is on a corner plot creating a more 'open' feel to the garden. Built in 2022, my clients bought the property directly from award winning Redrow Homes, allowing them to include a range of bespoke and high specification upgrades. The property includes en-suites for all three bedrooms, a detached garage, Amtico flooring to the ground floor, upgraded fitted appliances and a water softener and filtration system.

**To book your viewing call Gavin Human: 07388 057789.  
[property@gavinhuman.co.uk](mailto:property@gavinhuman.co.uk)**



- Spacious detached family home, corner plot
- Built in 2022 by Redrow Homes
- Many bespoke upgrades, including Karndean flooring
- Silestone worksurfaces in the kitchen and utility
- Bay fronted sitting room
- Open plan living dining kitchen
- Three double bedrooms all with ensuite
- Good size garden
- Detached garage with electric door



Sitting room

Living / Dining / Kitchen



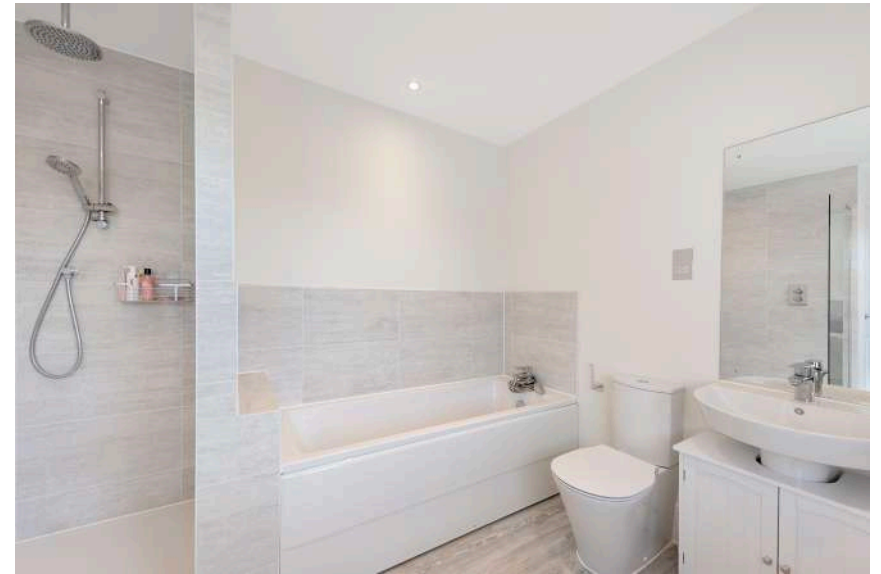
Sitting room

Living / Dining / Kitchen





Principal bedroom



Principal bedroom en-suite

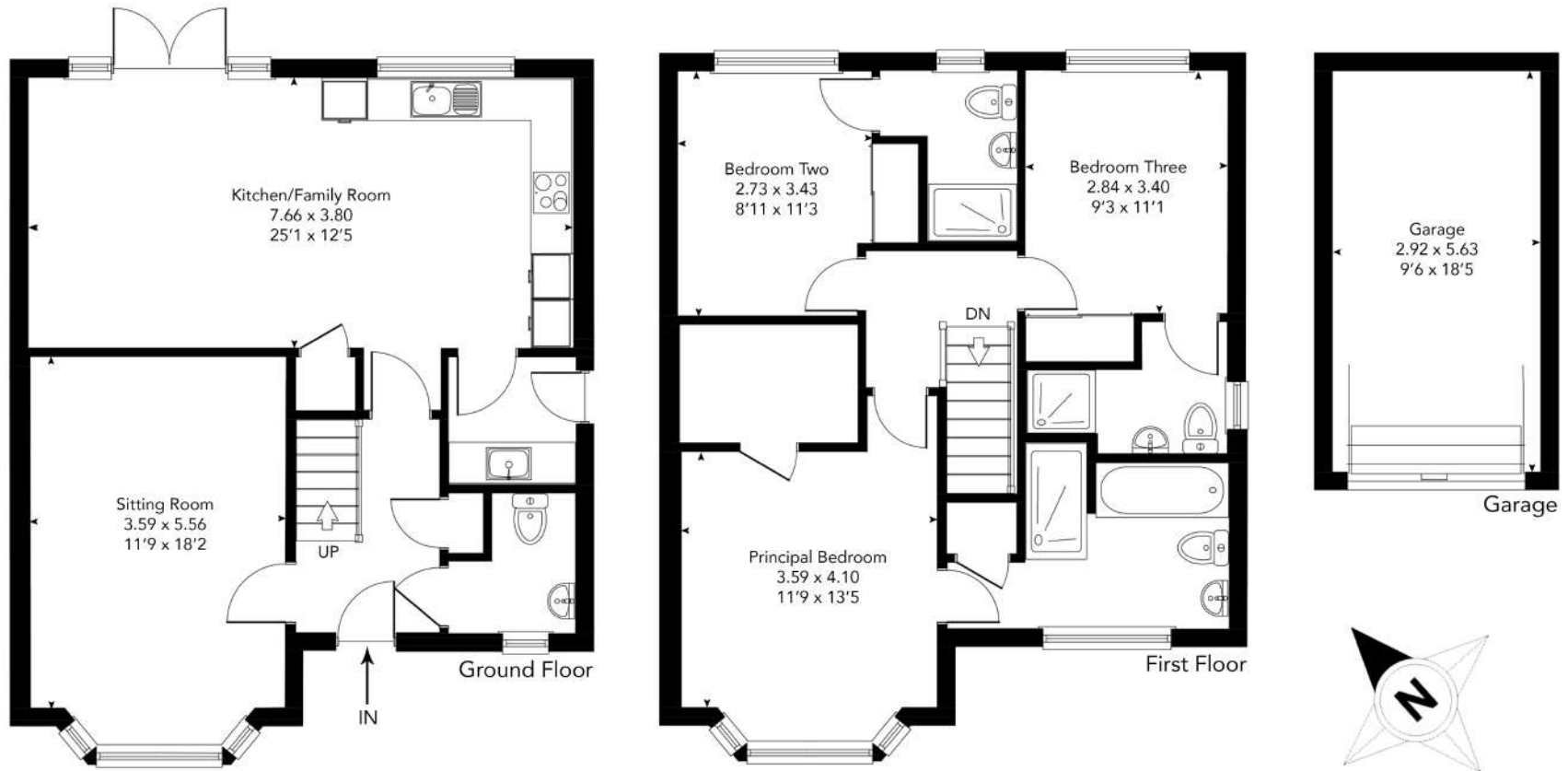
Bedroom Two (with en-suite)

Bedroom Three with en-suite





Approximate Gross Internal Area = 130 m<sup>2</sup> / 732 ft<sup>2</sup>  
Garage = 16 m<sup>2</sup> / 183 ft<sup>2</sup>  
Total = 146 m<sup>2</sup> / 915 ft<sup>2</sup>  
For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
Gavin Human - The Cambridge Estate Agent © 2026

## KEY INFORMATION

Property Type	Detached
Bedrooms	Three
Council Tax	Band E
Square footage	915 square feet
EPC Rating	B
Age	2022
Last sold date	2022
Title Number	CB472287
Plot size	TBC
Heating	Gas Central Heating
Tenure	Freehold

### LOCAL AREA

Local Authority	South Cambridge
Flood Risk River & Seas	Very Low
Flood Risk surface water	Very Low
Conservation Area	No

### CONNECTIVITY

Upload	115Mbps
Download	1600Mbps
Full Fibre Available	YES
Cable/Satellite TV availability	
BT	YES
Sky	YES
Virgin	YES

### Mobile Signals (based on calls indoors)

EE	Amber
3 (Three)	Amber
O2	Amber

- Green Likely to have good coverage.
- Amber You may experience some problems.
- Red You should not expect to receive a signal.

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## KEY INFORMATION

### TRANSPORT (NATIONAL)

#### National Rail Stations

Cambridge North	4.74 miles
Waterbeach	4.03 miles
Cambridge	6.47 miles

#### Trunk Roads/Motorways

M11 J14	4.07 miles
M11 J13	5.3 miles
M11 J12	6.85 miles
M11 J11	8.72 miles

#### Airports/Helipads

Cambridge	6.21 miles
Stansted	28.11 miles
Luton	34.94 miles

### TRANSPORT (LOCAL)

#### Bus stops

Rampton Road	0.08 miles
Allotment Gardens	0.13 miles
Manse Drive	0.27 miles

### SCHOOLS

#### Primary

Cottenham	0.41 miles
Hison & impington Brook	2.35 miles
Pathfinder Cof E	2.38 miles

#### Secondary

Cottenham Village College	0.67 miles
Northstowe Secondary College	1.91 Miles
Impington Village College	2.69 miles

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## KEY INFORMATION

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