

75 High Street

Cottenham, CB24 8SD

Guide price £475,000

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- Period property
- 4 bedrooms
- No chain
- Large workshop

A beautifully presented Victorian house of about 1532 sqft, centrally positioned within the village of Cottenham, with landscaped garden and large workshop. This property is offered for sale with no onward chain.

This deceptively spacious house has period features throughout including original fireplaces, high ceilings, original doors, ceiling rose and cornicing. The property is entered via the entrance hall with a beautiful original wooden staircase to the first floor. There are two good sized storage cupboards, one with plumbing for appliances, and a ground floor cloakroom. The impressive 24ft living room has a large sash window to front and original fireplace, which is in working condition. Steps lead down to the extended kitchen/dining room, where a large roof lantern and patio doors provide excellent natural light and direct access to the garden. The kitchen is fitted with ample wall and base units and features an integrated oven, grill and dishwasher. There is a freestanding American style















fridge freezer to remain.

The first floor is arranged around a spacious landing, with the staircase splitting to serve both sides of the house. To the rear is a double bedroom and the family bathroom, fitted with a bath and Aqualisa shower over, vanity wash basin, WC and heated towel rail. There are three further bedrooms, including two generous doubles and a single room currently used as a dressing room. The principal bedroom enjoys an original fireplace and built-in storage.

Outside, the landscaped rear garden is accessed via both the kitchen and a side gate. Predominantly laid to lawn with a generous patio terrace ideal for outdoor entertaining and al fresco dining, it also benefits from a substantial workshop with power and lighting, offering excellent storage or potential as a hobby space. There is unrestricted on street parking available.

SatNav: CB24 8SD
What3Words:///tiger.dining.sidelined





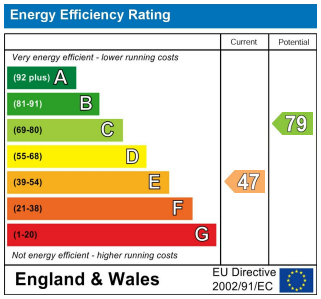
GRAY TOYNBEE

Approximate Gross Internal Area 1532 sq ft - 142 sq m
(Excluding Outbuilding)
Ground Floor Area 864 sq ft – 80 sq m
First Floor Area 668 sq ft – 62 sq m
Outbuilding Area 243 sq ft – 23 sq m





Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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