



197 High Street
Cottenham, CB24 8RX

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- Substantial family home
- Stunning kitchen/dining room
- Prominent village location
- Garden office

197 High Street is a beautifully appointed four-bedroom family home, situated in a prominent position within the village and conveniently placed within walking distance of the local amenities.

This wonderful detached house has been cleverly designed and re-configured to create stunning versatile spaces incorporated with spacious open-plan living, with modern features and traditional finishes.

The main entrance door opens to a snug and a further formal living room which in turn leads to a spacious central hallway. The open-plan kitchen/breakfast and dining area overlooks the garden, with the kitchen area being well-appointed with a range of stylish bespoke low and high-level shaker-style cupboards with deep-set cutlery and pan drawers and granite worktops with a ceramic butler sink and space for a range oven. There is an integrated Siemens dishwasher, full-height fridge/freezer and wine fridge. The breakfast bar overlooks the dining area with easy access to the garden via sliding doors. There is a fantastic family/playroom room located off





a bright and spacious rear lobby. There is also a cloakroom and good-sized utility/boot room with fitted wall and base units with space for a washing machine and dryer and further floor to ceiling storage.

Upstairs there are four double bedrooms, the master boasts a separate dressing room and a stylish en-suite. There is also a large family bathroom with a shower and bath.

The house has full double glazing including bespoke sash-style windows and solar panels.

Outside, the property is approached via a set of wooden electric gates leading to a large graveled driveway with ample parking and a useful timber shed. The main garden is laid to astro turf for ease, and there is an attractive garden office with power and light.

Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car. SatNav: CB24 8RX What3words: [///tanked.playfully.rebounded](#)

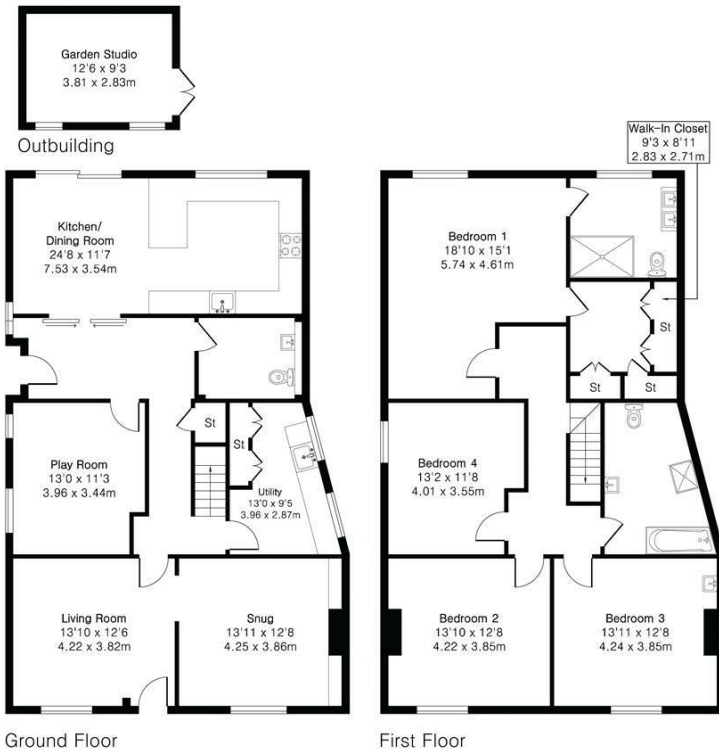


**Approximate Gross Internal Area 2357 sq ft - 219 sq m
(Excluding Outbuilding)**

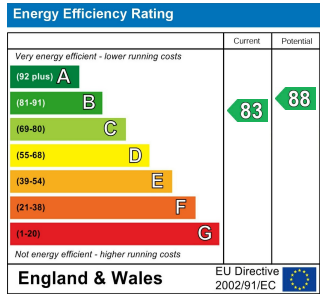
Ground Floor Area 1175 sq ft – 109 sq m

First Floor Area 1182 sq ft – 110 sq m

Outbuilding Area 116 sq ft – 11 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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.