



Histon Road, Cottenham, CB24 8UG

**CHEFFINS**

# Histon Road

Cottenham,  
CB24 8UG

- Attractive Detached Victorian Family Home
- Significantly Improved By The Current Owners
- Stunning Open Plan Kitchen, Dining And Family Room
- Large Dual Aspect Sitting Room
- Character Features Throughout Including Exposed Timber Flooring, Picture Rails And Fireplaces
- Extensive West Facing Rear Garden
- Orchard, Greenhouse And Raised Vegetable Beds
- Ample Off Road Parking For Multiple Vehicles
- Prime Position Within One Of Cottenham's Most Desirable Roads

Occupying a prominent position along one of Cottenham's most desirable roads, this handsome Victorian home has been thoughtfully improved and extended to create a wonderfully balanced family residence. Combining elegant character features with an impressive open plan living environment, the property offers versatile accommodation extending to four bedrooms, three bath/shower rooms and a spectacular mature west facing garden that stretches far beyond initial expectations, backing directly onto open arable farmland.

4 3 2



Guide Price £800,000



## LOCATION

Histon Road occupies a particularly convenient position on the edge of the ever popular village of Cottenham, one of South Cambridgeshire's largest and most well served villages. Renowned for its strong sense of community, excellent range of everyday amenities and convenient access to Cambridge, Cottenham continues to be highly sought after by families, professionals and those seeking a balance between village life and city accessibility. The village offers an extensive selection of facilities including primary and secondary schooling, a village college, doctors' surgery, pharmacy, convenience stores, public houses, cafés and a variety of independent businesses. Further amenities can be found in nearby Histon and Impington, whilst Cambridge city centre lies approximately six miles to the south. For commuters, the property is particularly well placed, offering convenient access to the A14, M11 and Cambridge Science Park, together with regular public transport services connecting the village to Cambridge and the surrounding areas. Cambridge North railway station is also within easy reach, providing fast and direct services to London and beyond. Surrounded by attractive countryside, Cottenham also benefits from a wealth of recreational opportunities including numerous footpaths, bridleways and open green spaces, making it an ideal location for those seeking a more rural lifestyle without compromising on connectivity and convenience.

## ENTRANCE HALLWAY

Panel glazed entrance door with attractive stained glass and leaded detailing, complemented by a picture light above. The welcoming entrance hallway features exposed timber flooring, traditional style radiator, picture rails, wall mounted thermostat and staircase rising to the first floor accommodation. Panel doors provide access to all principal ground floor rooms.

## SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle with wall mounted shower and glazed sliding door, low level WC and hand wash basin with tiled splashback. Heated towel rail, extractor fan, fitted storage cupboards, continuation of exposed timber flooring and double glazed sash window to the side aspect.

## SITTING ROOM

Originally two separate reception rooms and now thoughtfully opened to create one impressive dual aspect reception space. Benefitting from picture rails, radiators and high quality double glazed sash windows to both the front and side aspects, allowing for an abundance of natural light throughout.

## UTILITY ROOM

Comprising a collection of wall and base mounted storage cupboards beneath timber work surfaces with inset porcelain sink and mixer tap with drainer. Space and plumbing for washing machine and tumble dryer, tiled flooring, extractor fan and panel glazed door with glazed panel above providing access to the side of the property.

## BOOT ROOM

Practical storage area with tiled flooring, fitted shelving and hanging space, ideal for coats, shoes and everyday family living.

## KITCHEN / DINING / FAMILY ROOM

A superb open plan living environment forming the heart of the home.

The kitchen area is fitted with an extensive range of base mounted storage cupboards and drawers incorporating soft close fittings, complemented by treated timber work surfaces and inset porcelain sink with mixer tap and drainer. Further features include a Rangemaster range cooker with seven ring gas burner, stainless steel splashback and extractor hood above, integrated dishwasher, pull out bin storage, space for an American style fridge freezer and a substantial peninsula unit providing additional preparation space and storage. Inset LED downlighting, illuminated shelving, engineered oak flooring, underfloor heating controls and a double glazed sash window to the side aspect complete the kitchen area.

Opening seamlessly from the kitchen is the impressive dining and family space, enhanced by part vaulted ceilings and Velux rooflights fitted with blinds. A wood burning stove creates a natural focal point, whilst the continuation of engineered oak flooring and extensive glazing provides a bright and inviting atmosphere. Double glazed sash window to the side aspect and double glazed bi folding doors open directly onto the rear terrace and garden beyond.

## FIRST FLOOR

### LANDING

Spacious landing with radiator, double glazed sash window to the side aspect, two separate loft access points and panel doors leading to all bedrooms and bathrooms.

### PRINCIPAL BEDROOM

A beautifully proportioned principal bedroom featuring picture rails, exposed timber flooring, full height radiator and double glazed sash window enjoying views over the rear garden.

### BEDROOM TWO

Well sized double bedroom with exposed timber flooring, picture rails, full height radiator and a recessed area with fitted wardrobe. Double glazed sash window overlooking the rear garden.

### BEDROOM THREE

Characterful double bedroom with picture rails, exposed original timber flooring, traditional style radiator and attractive cast iron fireplace with painted mantel and tiled hearth. Double glazed sash windows to both the front and side aspects.

### BEDROOM FOUR

Featuring exposed original timber flooring, picture rails, radiator, wardrobe, cast iron fireplace with painted mantel and tiled hearth together with a double glazed sash window to the side aspect.

### FAMILY BATHROOM

Appointed with a three piece suite comprising panel enclosed bath with mixer tap, wall mounted shower and glazed shower screen, low level WC and hand wash basin with storage cabinet beneath. Tiled surrounds, heated towel rail, extractor fan, tiled effect flooring and double glazed privacy window to the front aspect.

### SECONDARY BATHROOM

A further well appointed bathroom comprising a three piece suite including bath with mixer tap and shower attachment, low level WC and hand wash basin with storage cupboard beneath. Additional features include illuminated mirror, extractor fan, wood effect flooring, picture rail and part vaulted ceiling incorporating a fitted skylight.

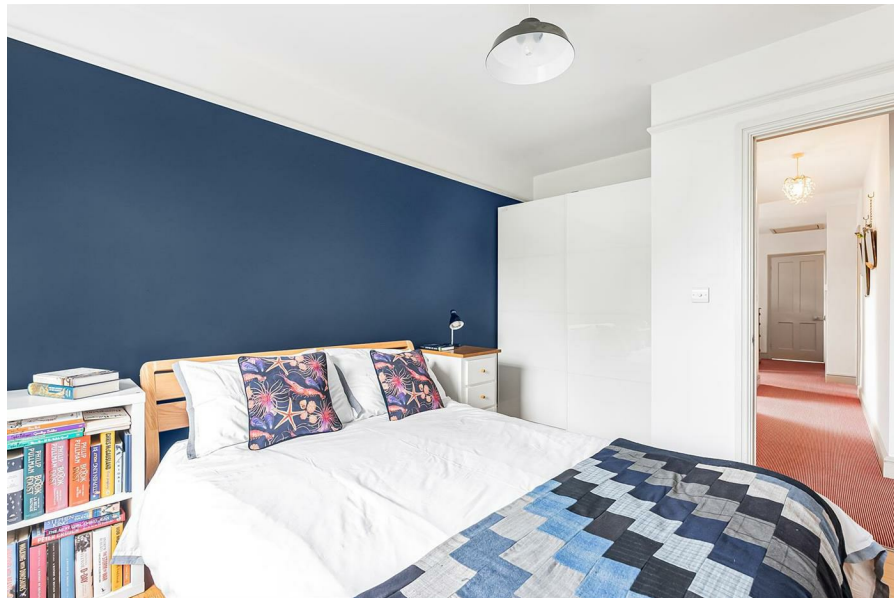
### OUTSIDE

The property is approached directly from Histon Road via a dropped kerb leading onto a generous gravel driveway providing off road parking for multiple vehicles. The driveway continues to the side of the property, where gated access is provided to the rear garden.

To the side of the property is a gravelled area providing useful storage and access. An external tap is fitted, together with a personnel door leading directly into the utility room. A substantial five bar gate connects this area with the driveway to the

front.

A particular highlight of the property is the extensive and beautifully established rear garden, offering an exceptional balance of formal gardens, productive growing space and areas dedicated to relaxation and entertaining. Immediately adjoining the rear of the property is a generous paved terrace, providing an excellent setting for both everyday enjoyment and larger social gatherings. A low level gate provides convenient side access to the front of the property. A central paved pathway leads through the first section of the garden, which is predominantly laid to lawn and flanked by a variety of mature, well stocked planting beds. The garden is enriched by a number of established trees, including a mature fig tree positioned to one side. Approximately midway through the garden is a further paved entertaining terrace incorporating a covered dining area fitted with both power and lighting, creating a superb space for alfresco dining throughout the seasons. Beyond this, the garden continues with expansive lawned sections framed by mature trees and attractive beech hedging, creating a wonderful sense of privacy and maturity. Towards the end of the principal garden area stands a substantial timber storage shed fitted with power and lighting and accessed via double doors. Nearby, a collection of raised planting beds and mature specimen trees, including oak, provide further interest and structure. A timber fence divides the garden into a secondary section, offering a more natural and productive landscape. This area incorporates an additional storage shed, hardstanding areas suitable for storage, and attractive wildflower meadow sections with mown pathways weaving through the space. Further features include a greenhouse, four substantial timber raised vegetable beds and an orchard area planted with a variety of fruit trees. The garden continues to reveal further points of interest, including a sunken fire pit area, mature oak and walnut trees, composting facilities and additional wildlife friendly planting. Enclosed by timber fencing and backing directly onto open arable farmland, this remarkable outdoor space enjoys far reaching rural views and a wonderful sense of seclusion. Benefitting from a predominantly west facing orientation, the garden is perfectly positioned to enjoy afternoon and evening sunshine, with particularly attractive sunsets visible from the rear boundaries.





Energy Efficiency Rating	
	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>	82
(39-54) <b>E</b>	66
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £800,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council

**Approximate Gross Internal Area 1831 sq ft - 171 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1028 sq ft - 96 sq m

First Floor Area 803 sq ft - 75 sq m

Outbuilding Area 194 sq ft - 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)



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