



High Street, Cottenham, Cambridge
CB24 8RX

Pocock+Shaw

130 High Street
Cottenham
Cambridge
CB24 8RX

A beautifully presented, and extended four bedroom detached home, featuring an impressive kitchen family room, with two further large reception rooms. With an enclosed rear garden and double garage.

- Sitting room
- Dining room
- Kitchen dining room
- Family room
- Utility area and cloaks wc
- Spacious landing
- Four bedrooms
- Bathroom with freestanding roll top bath
- Enclosed rear garden
- Double garage with office space

Offers in region of £645,000



Set on the High Street, in the very popular village of Cottenham, just over seven miles north of Cambridge City. The mainline railway station at Cambridge North is six miles away, and the village is well served with a regular bus service.

This Victorian detached home has been significantly extended and updated in recent year, featuring an impressive kitchen family room, with two further large reception rooms. Four first floor bedrooms with an enclosed rear garden and double garage.

Entrance door to:

Sitting room 13'1" x 12'1" (3.99 m x 3.68 m) Window to the front, stairs rising to the first floor. Chimney breast with wood mantle, two built in cupboards to the side alcove. Coved cornice. Door to:

Kitchen dining room 24'7" x 11'1" (7.49 m x 3.38 m) An impressive open space, with shaker style luxury fitted kitchen under a contrasting quartz work surface, inset Belfast sink with mixer tap. Built in dish washer. Continuation of work surface with further base units, space for range style cooker, extractor above. Matching wall mounted cupboards. Full height larder unit with integrated fridge and freezer. Breakfast bar with base units. Part tiled splashback and matching upstand. Feature exposed brick chimney breast with oak bressumer. Open arch to

Family room 12'0" x 9'10" (3.66 m x 3.00 m) A light and open room with bi fold doors opening to the rear garden, radiator, concealed wall mounted tv point.

Lounge 13'1" x 11'11" (3.99 m x 3.63 m) Window to the front. Chimney breast with wood mantle, brick hearth and wood burning stove, two built in cupboards to the side alcove. Radiator and picture rail. Stripped and sealed wooden floor.

Utility area 9'9" x 6'5" (2.97 m x 1.96 m) Half volume ceiling, window to the rear and side, glazed door to the rear garden, Velux roof light. Door to:

Cloaks wc 9'9" x 2'10" (2.97 m x 0.86 m) Wall mounted wash basin and close coupled wc, space and plumbing

for washing machine, window to the side. Heated towel rail radiator.

First floor landing L shaped 7'9" x 5'2" (2.36 m x 1.57 m)

Landing 16'9" x 2'11" (5.11 m x 0.89 m) Access to loft space, open area for storage cupboards. Window to the side.

Bedroom one 12'7" x 10'6" (3.84 m x 3.20 m) Two Velux roof lights, window to the rear, radiator.

Bedroom two 13'1" x 11'11" (3.99 m x 3.63 m) Window to the front, radiator. Victorian cast iron fireplace, coved cornice.

Bedroom three 13'1" x 9'8" (3.99 m x 2.95 m) Window to the front, radiator. Single built in over stairs cupboard.

Bedroom four 10'7" x 7'9" (3.23 m x 2.36 m) Window to the side, radiator, coved cornice.

Bathroom White suite with feature free standing roll top bath, mixer tap, corner shower cubicle, vanity wash basin with double drawers beneath. Close coupled wc, radiator towel rail, double louvred doors to airing cupboard. Window to the rear, tongue and groove timber panelling to the ceiling, painted wood floor.

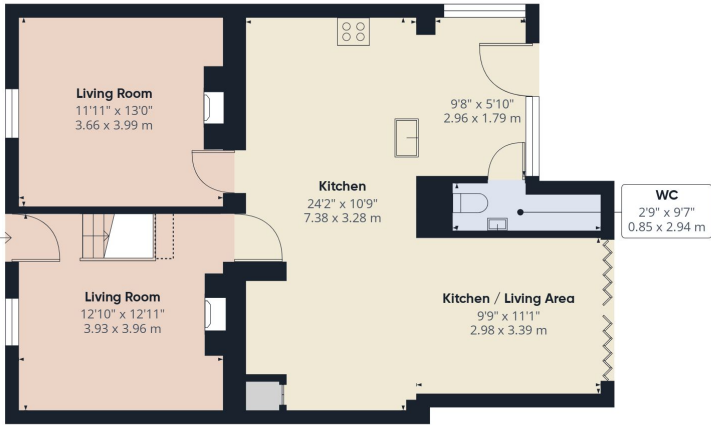
Outside

Rear garden Gated and vehicular access over the side shared driveway to an enclosed and good sized garden, with patio, lawn and a number of mature shrubs and bushes, further enclosed garden with lawn, electric vehicle charging point.

Double garage 20'7" x 17'2" (6.27 m x 5.23 m) Brick construction under a pitched tiled roof, double up and over door, and pedestrian side door, power and light connected, small private office area. Eaves storage. The vehicular access is over the shared driveway to the side, at present not in use by the current owners, gates could be installed to allow vehicular access to the garage.



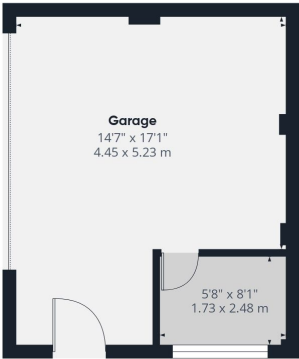
Services All mains services are connected
Tenure The property is Freehold
Council Tax Band E
Viewing By Arrangement with Pocock + Shaw
EPC to follow.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Pocock+Shaw

Approximate total area⁽¹⁾
1804 ft²
167.5 m²

Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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