



45 The Footpath, Coton, Cambridge, CB23 7PX
Guide Price £425,000 Freehold



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**A DELIGHTFUL TERRACED PERIOD COTTAGE, SYMPATHETICALLY REFURBISHED,
SET WITHIN A PRETTY COTTAGE GARDEN ENJOYING A FINE NO-THROUGH ROAD
POSITION OVERLOOKING THE VILLAGE RECREATION GROUND.**

- Period Cottage
- New gas fired central heating boiler
- Chain free
- Enclosed rear garden
- Council tax band - C
- 2 beds, 1 bath, 2 recepts
- EPC - D / 61
- 500 Sqft / 47 Sqm
- Re-fitted kitchen and bathroom
- Sought-after village location

The property occupies a tranquil no-through road position, overlooking the village recreation ground just a short walk from the village public house, restaurant, church and primary school. There are also excellent cycle paths to the Cambridge city, Grantchester and wonderful countryside walks all nearby.

The current owners have transformed the property with a programme of sympathetic refurbishment resulting in beautifully presented accommodation making the property perfect for moving straight in. Both the kitchen and bathroom have been completely re-fitted, together with the Vaillant combi gas boiler, during 2024. Furthermore, the property has been stylishly re-decorated throughout including Karndean flooring downstairs and carpeting upstairs. Then accommodation comprises a timber front door to the sitting room with bespoke staircase rising to first floor accommodation, fitted book shelving and a feature fireplace housing a wood burning stove with exposed brick chimney breast and hearth. The kitchen has been re-fitted with attractive base level cabinetry, ample fitted working surfaces with inset one and a half sink unit, mixer tap and drainer, deep pan drawers and corner carousel storage, Zanussi induction hob, oven and extractor plus a Bosch integrated washer/dryer and space for a fridge/freezer. Beyond the kitchen is a bright and spacious dining room with sky light and glazed rear elevation incorporating a glazed door to the garden plus fitted storage cupboards, one of which houses the wall mounted gas fired central heating boiler.

Upstairs, off the landing are two bedrooms with fitted wardrobe cupboards and exposed timber beams and a re-fitted shower room, comprising a low level WC, wall-mounted wash hand basin, shower cubicle and a heated towel rail.

Outside, the property is set back from the road and screened by hedging with a low-maintenance shingled front garden with trees, bushes and shrubs. The rear garden has been landscaped and designed with ease of maintenance in mind, laid to paved patio with a wildlife pond. A shingled pathway flanked by flower and shrub borders leads to an additional patio area to the rear of the garden and all is enclosed by fencing and enjoys good levels of privacy. The Coton allotments are located adjacent and available for rent. There is an active gardening club in the village.

Location

Coton is a quiet village situated just over 2 miles west of the City centre and surrounded by gently undulating countryside. Communications are excellent, Junctions 12 and 13 of the M11 are close by and the City can be reached within a few minutes drive either via the Madingley or Barton Roads. Alternatively the famous Coton footpath brings the Backs of the Colleges within enjoyable cycling distance. The village is consequently very popular in University circles due to its close proximity to the principal Colleges and University departments. Two 18 hole golf courses are within easy reach, and the local pub The Plough which sits within the heart of the village is an award-winning gastropub and restaurant.

Tenure

Freehold

Services

Mains services connected include, gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

Fixtures and Fittings

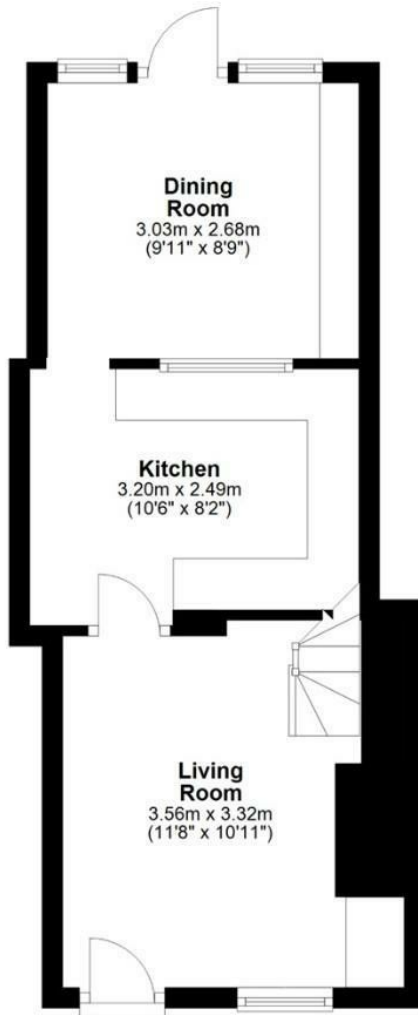
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

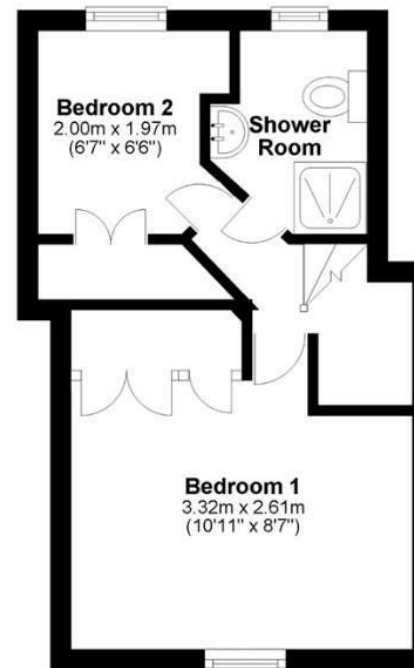
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 47 sqm (500 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

