



30 High Street, Cottenham, Cambridge, CB24 8SA  
Guide Price £700,000 Freehold



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01223 819300

**OCCUPYING A GENEROUS PLOT MEASURING 1.21 ACRES, THIS FOUR-BEDROOM GRADE II LISTED COTTAGE FURTHER BENEFITS FROM FAR REACHING FIELD VIEWS TO THE REAR AND COPIOUS AMOUNTS OF PARKING INCLUDING A TRIPLE CART LODGE/GARAGE ACCESSIBLE FROM THE ROAD.**

- Grade II listed cottage
- 1638.1 sqft/ 152.2 sqm
- Constructed in 1750
- Off road parking and triple cart lodge/garage
- 4 bedrooms, 2 bathrooms, 3 reception rooms
- 1.21 acre plot
- Gas fired central heating to radiators
- Council tax band - D

This beautifully renovated cottage dates to around the 1750s and was later extended over two stories to the rear to provide generous accommodation measuring 1638.1 sqft/152.2 sqm. With potential for equestrian use, the property has access to the rear garden along a gravel laid driveway and which in turn leads up to ample parking and a triple garage/cart lodge.

Internally, the property to the ground floor benefits from three reception rooms which include a sitting room with stairs leading up to bedroom three, a dining room with ingle nook fireplace/ wood burning stove and a staircase leading up to the rest of the first floor. There is further access into the property through the boot room/rear lobby with a separate WC adjoining. Completing the ground floor is a substantial family kitchen decorated in a farmhouse style with oak work tops, copious amounts of storage at both base level and eye level, as well as a kitchen island with seating for five. There are two French doors leading out to the kitchen onto the garden and patio, with a beautiful area perfect for enjoying your morning coffee.

To the first floor are four bedrooms which includes an enviable master bedroom suite with wardrobes built into the eaves and a en-suite bathroom with a rolled top bath, pedestal sink basin, low level WC and radiator. Serving the remaining three bedrooms is a further family bathroom with a panelled bath with shower above, low level WC and pedestal sink unit.

Externally, the property occupies a generous plot of 1.21 acres and backs onto nearby farmland to the rear. To the far end of the garden is a small timber viewing platform which offer a tranquil seating area across the neighbouring fields. The rear garden is cleverly split into various parts with a small courtyard off the kitchen as well as a substantial patio and a mainly grass laid garden which incorporates a delightful timber constructed home office with power and lighting. Towards the rear of the plot is a wild meadow, with a pathway mowed through. Previous owners have used this space as an equestrian facility with a stable still occupying the plot. Throughout the plot are a vast array of well-established trees, flowers and shrubs and is well suited to any keen gardeners.

**Location**

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-D

**Fixtures and Fittings**

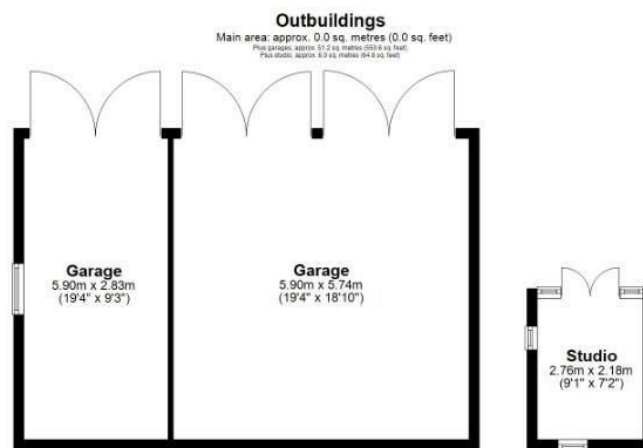
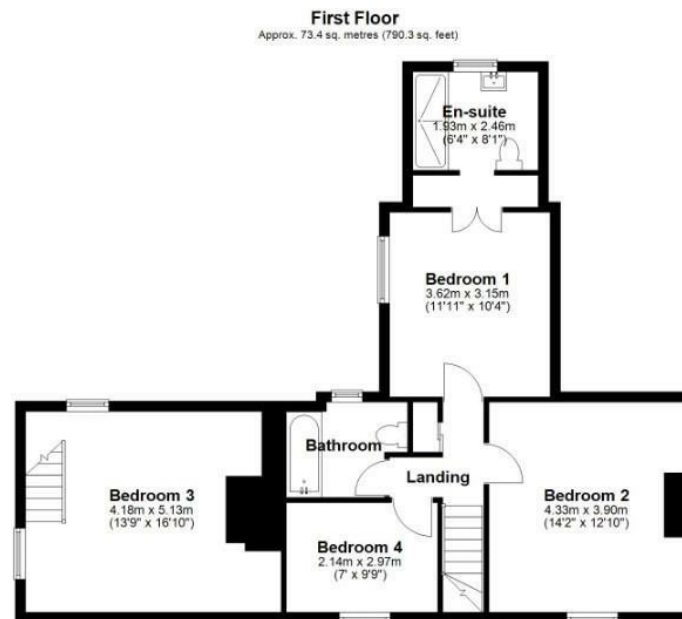
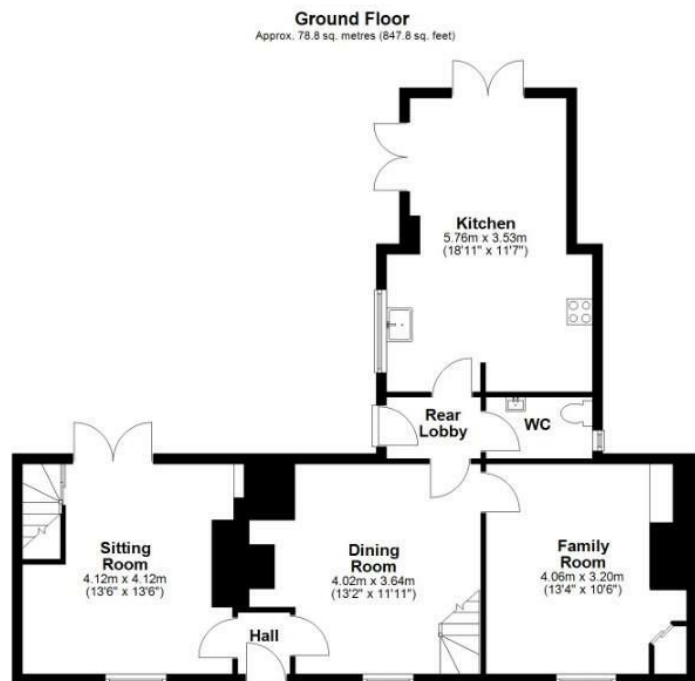
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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







Main area: Approx. 152.2 sq. metres (1638.1 sq. feet)

Plus garages: approx. 51.2 sq. metres (550.6 sq. feet)  
Plus studio: approx. 6.0 sq. metres (64.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



