2 Newton Close, Cottenham, Cambridge, CB24 8AQ

Guide Price £775,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ELEGANT AND TURNKEY EXECUTIVE HOME BENEFITTING FROM FAR REACHING FIELD VIEWS TO THE FRONT AND TUCKED NEATLY WITHIN A PRIVATE DRIVEWAY PROVIDING ACCESS TO JUST TWO DETACHED HOMES TO THE EDGE OF THE VILLAGE OF COTTENHAM.

- Detached house
- 2174 sqft/202 sqm
- Gas fired central heating to radiators
- Solar panels
- EPC-B/89
- 5 bedrooms, 3 reception rooms, 3.5 bathrooms
- Constructed in 2020
- Driveway parking and garage
- 4 years remaining on NHBC warranty
- Council tax band-G

Constructed in 2020, this detached residence was the previous show home for the development, benefits from many upgrades internally and provides substantial accommodation measuring 202 sqm / 2174 sqft.

To the ground floor the property comprises of a spacious entrance hall with stairs leading up to the first floor, a WC adjoining storage cupboard beneath the stairs. The property benefits from additional ceiling height, three spacious reception rooms which include a 26ft lounge with bay window to the front and French patio doors leading to the rear garden, a study/playroom which bay window overlooking the front garden and a sitting room accessible off the kitchen and French patio doors opening to the rear garden. The double aspect kitchen/dining room is the hub of the house with French doors opening into the garden, ample space for an eight-seater table to the middle and herringbone flooring continuing through to the utility room, sitting room and entrance hallway. The kitchen is of a traditional shaker style with copious amounts for storage cupboards, large levels of quartz work top space and fitted appliances which includes a double oven at eye level, a gas hob with extractor above, a dishwasher and a fridge/freezer.

To the first floor, is a splendid gallery landing with a central window providing spectacular views across fields to the front. The first floor has five well-proportioned bedrooms with bedroom five being ideal for a second study or used as a nursery. Fitted wardrobes are built within bedrooms one, two and three with en-suite shower rooms to both the master bedroom as well as bedroom two. A family bathroom serves the remaining three bedrooms and benefits from a panelled bath with a mixer tap and shower attachment, fully tiled walls, low level WC and pedestal sink basin.

Externally, the front of the property has a large block paved driveway with a turning point to the front. To the rear of the driveway is a detached single garage with up and over door, power and lighting. A mature lawned garden with a variety of trees and shrubbery is located directly to the front of the property. The rear garden is fully enclosed with well stocked flower beds along the borders, is laid to lawn and benefits from a large patio area between the kitchen, sitting room and living room.

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.

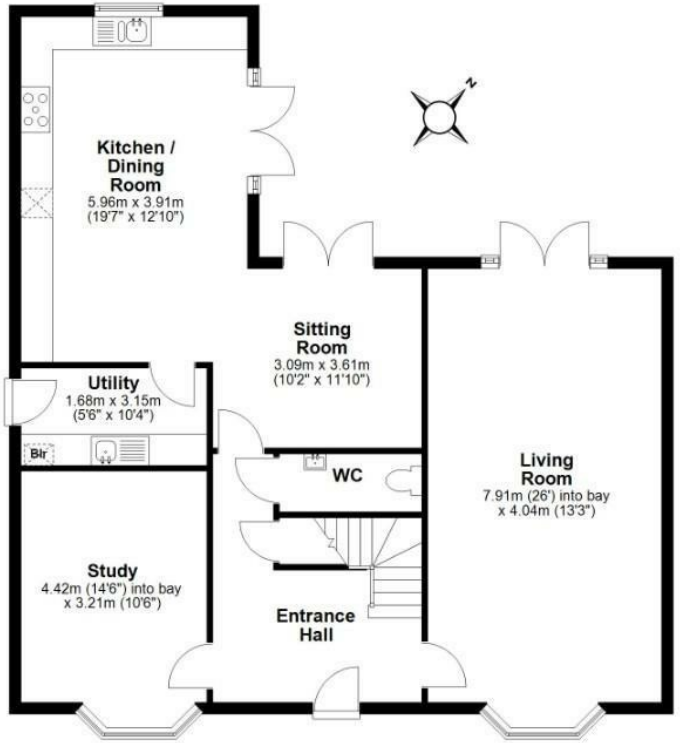
Statutory Authorities
South Cambridgeshire District Council
Council tax band-G

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

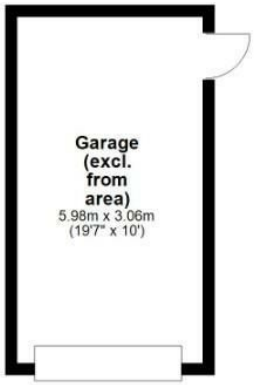
Agents Note
Agents Note – There is a management charge for the upkeep of the communal areas. This is managed by Crabtree Property and is a cost of £193.90 per annual.

Ground Floor
Approx. 100.7 sq. metres (1083.9 sq. feet)



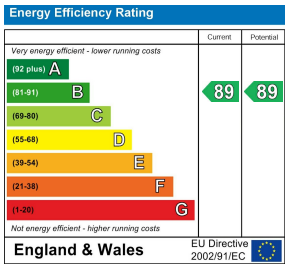
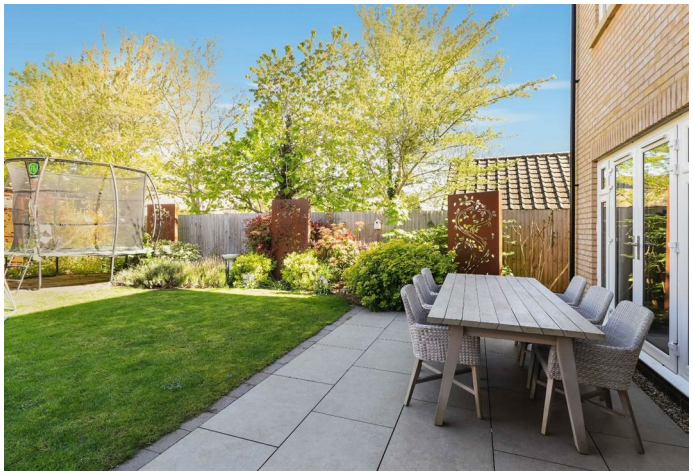
First Floor
Approx. 101.3 sq. metres (1090.2 sq. feet)

Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 202.0 sq. metres (2174.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.