43 Cottenham Road,, Histon, Cambridge, CB24 9ES

Offers In Excess Of £750,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A FABULOUS EXAMPLE OF A THREE/FOUR-BEDROOM CHARACTER COTTAGE, OFFERING STYLE, FLEXIBILITY AND AN ATTRACTIVE SEMI-RURAL SETTING.

- Semi-detached house
- Self-contained annexe with kitchen/living room, bedroom and shower room
- Gas fired central heating to radiators
- Separate summer house/office
- Council tax band-C
- 3 bedrooms, 2 bathrooms, 2 reception rooms
- 1675 sqft/155 sqm
- Driveway parking
- EPC-C/80
- Extension carried out in 2022

A beautifully extended three-bedroom semi-detached house, finished with a sleek, modern interior while retaining character features including exposed timber beams. The heart of the home is a stunning, well-equipped kitchen with bi-fold doors opening onto the garden, creating an ideal space for modern living and entertaining. A particular highlight is the self-contained one-bedroom annex, ideal for guests, multi-generational living or home working. The annexe boasts a stylish, modern kitchen, one double bedroom and an en suite shower room. In addition, on the ground floor there an a spacious Summer House/Home Office which is currently utilised as a gym, complete with light and power, providing excellent versatility.

Outside, the property enjoys a lovely garden with open views over fields to the rear, offering a real sense of space and privacy. Located on the edge of the village, yet within easy reach of local amenities, the property further benefits from off-road parking for one vehicle.

Location
Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10-minute cycle. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Girton Golf Club is also within a few minutes' drive.

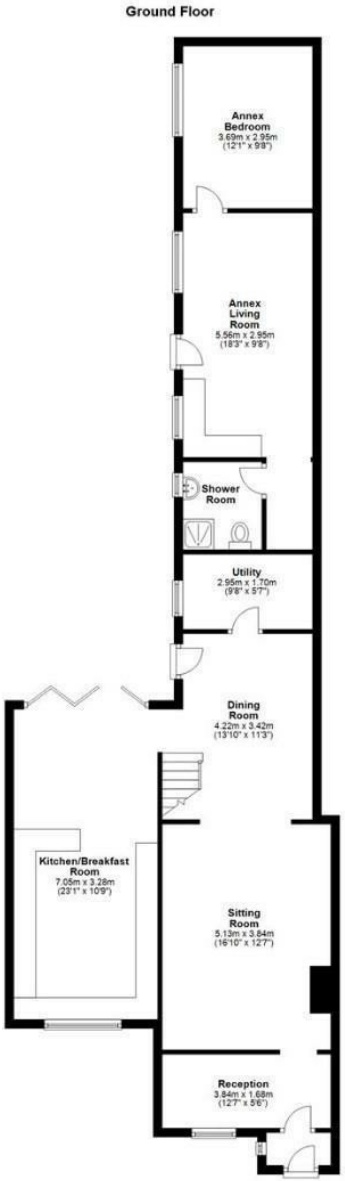
Tenure
Freehold

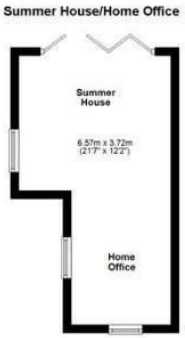
Services
Mains services connected include: gas, electricity, water and mains drainage. Solar panels

Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

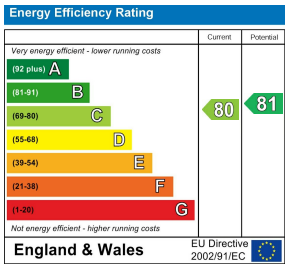
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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





Approx. gross internal floor area 155 sqm (1675 sqft) excluding Summer House/Home Office



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.

Reebok