

103 Histon Road, Cottenham, Cambridge, CB24 8UQ

Offers In Excess Of £700,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SPACIOUS THREE-BEDROOM DETACHED BUNGALOW WITH INDEPENDENT TWO-BEDROOM ANNEX, EXTENSIVE GARDENS AND WOODLAND.

- Detached bungalow and Detached Annexe
- 1676.9sqft / 155.8sqm (House)
- Annex – 2 Bedrooms, 2 Bathrooms, 1 Reception
- Gas fired central heating
- 0.68 acre plot
- House – 3 Bedrooms, 1 Bathroom, 4 Receptions
- House constructed circa 1970
- 800.8sqft / 74.4sqm (Annex)
- In and out driveway and double garage
- Council tax band-F

Occupying a generous plot of approximately 0.63 acres, this appealing detached bungalow offers well-proportioned single-storey accommodation extending to 1,676.9sqft (155.8sqm), complemented by a self-contained two-bedroom annex of approximately 800.8 sq ft (74.4sqm). The property presents a wealth of versatile living space, ideal for multi-generational living, dependent relatives, guest accommodation, or those seeking the potential for a separate home-working environment.

The main residence is approached via a spacious entrance porch, leading through to an inner hallway with built-in storage cupboards. The accommodation is arranged over one level and comprises four reception rooms, a recently updated kitchen/breakfast room, three generous bedrooms, and a family bathroom.

The principal living room is an impressive double-aspect space measuring approximately 19 ft in length, enjoying excellent natural light and providing a comfortable setting for relaxation and entertaining. A formal dining room adjoins the kitchen, creating a practical arrangement for family meals and social occasions. The kitchen/breakfast room has been recently replaced and is fitted with an attractive range of Shaker-style cabinetry at both eye and base level, complemented by tiled splash backs, space for a large range-style oven and a built-in extractor above. Two conservatories further enhance the reception space, one accessed from the kitchen and the other from the third bedroom, offering additional flexibility.

There are three well-proportioned bedrooms within the main residence, each benefiting from built-in storage, together with a family bathroom serving the accommodation.

A particularly notable feature is the independent annex, extending to approximately 800.8sqft (74.4sqm) and positioned around one-third of the way down the rear garden. Enjoying a pleasant outlook across the grounds, the annex provides a valuable degree of independence from the main house.
The accommodation centres around a spacious open-plan reception room and kitchen, with panoramic views across the garden. There are two bedrooms, including a principal bedroom with an en-suite bathroom, alongside a second bathroom. A useful utility room, accessed from the hallway, completes the accommodation.

Externally, the property is approached via a substantial in-and-out driveway, providing extensive off-road parking for several vehicles. A covered carport is situated to the side of the bungalow, beyond which lies a large detached double garage incorporating a workshop, offering excellent provision for vehicle storage, hobbies and additional practical use.

The rear garden is a particular highlight, with the grounds arranged into two distinct areas. The first section comprises an expansive lawn bordered by established herbaceous planting, providing an attractive setting for outdoor entertaining, family activities and relaxation. Beyond this, the garden transitions into a mature woodland area, featuring a variety of established trees and backing onto neighbouring fields. This more natural setting creates a wonderful sense of space and privacy, with plenty to explore for families and those who enjoy spending time outdoors.

Location
Cottenham is a large and 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-F

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

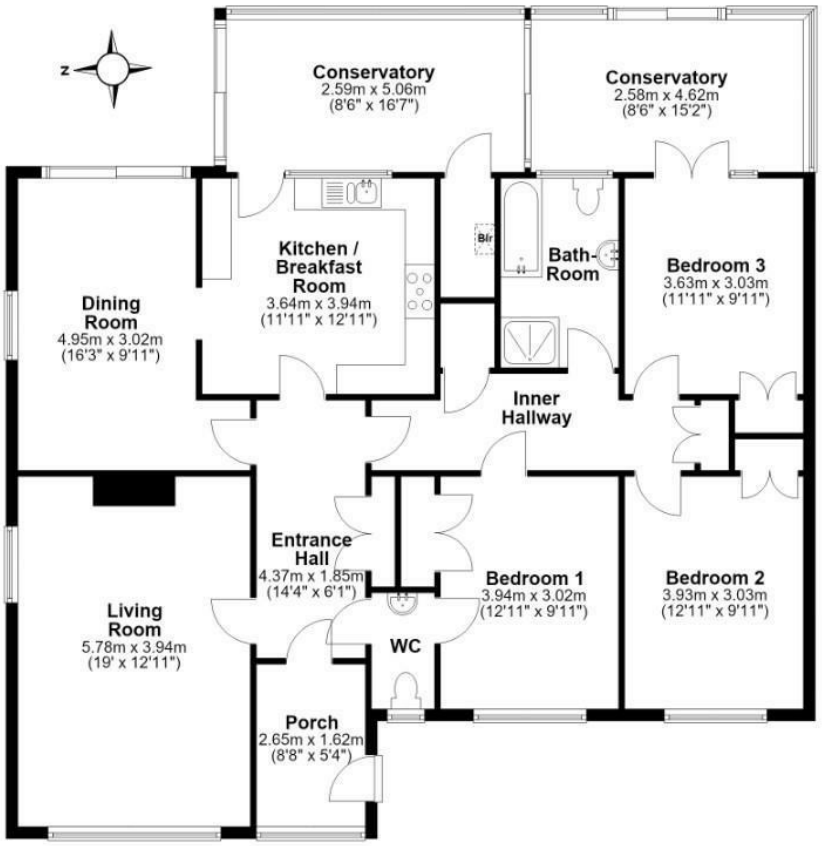






Floor Plan

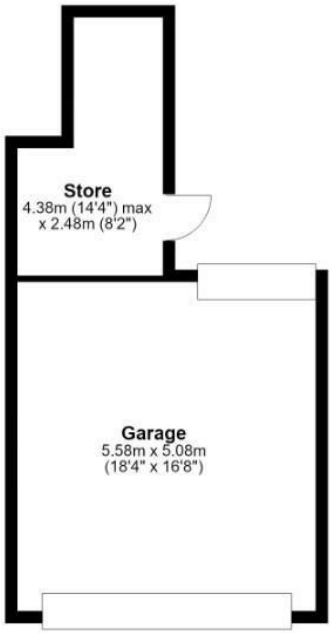
Approx. 155.8 sq. metres (1676.9 sq. feet)

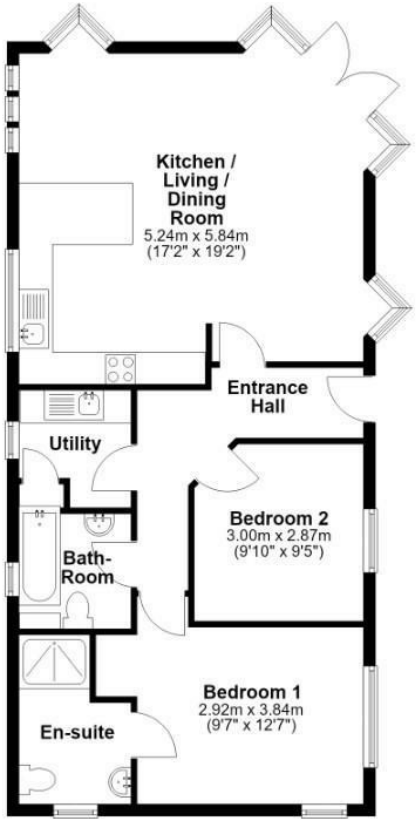


Outbuilding / Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus outbuildings, approx. 37.4 sq. metres (402.1 sq. feet)
Plus annex, approx. 74.4 sq. metres (800.8 sq. feet)

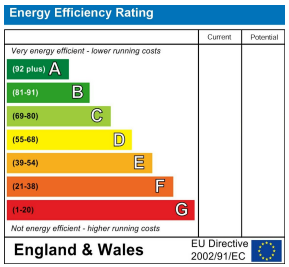




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For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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.



