



39 Dunstal Field, Cottenham, Cambridge, CB24 8UH  
Guide Price £650,000 Freehold



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**AN EXTENDED AND WELL-PRESENTED FAMILY HOME LOCATED ON THE FRINGES OF THE VILLAGE AND BENEFITTING FROM PADDOCK VIEWS TO THE REAR.**

- Accommodation measuring approximately 161SQM/1743SQFT
- Mains Services Include – Mains Gas, Mains Electricity, Mains Water & Mains Drainage
- EPC Rating – 61/D
- Extended family home benefitting from five bedrooms and three bathrooms.
- Off road parking and an integral garage.

With living accommodation measuring approximately 161SQM/1743SQFT this detached five-bedroom home is ideal for young families who are looking to take that next step on the property ladder.

To the ground floor, the property comprises of a spacious entrance hall with a wraparound staircase with storage below and a WC adjoining. Off the hallway is a light and airy 'L' shaped living room which benefits from double aspect window and sliding door. Through the living room is a large family/dining room which is in the extended part of the house and measures 25ft in length.

The kitchen/utility area has side access to the rear garden and access into the integral garage which is used currently as a workshop. The kitchen/utility area has storage at both eye level and base level and provides ample space for a large range style oven/hob, a fridge/freezer and provides space for a washing machine and tumble dryer in the utility area.

To the first floor, the property comprises of four double bedrooms, three bathrooms and a single bedroom which could be used as a home office. Off bedroom three is an en-suite shower room and bedroom one has fitted wardrobes. The family bathroom benefits from a panelled bath, single enclosed shower, low level WC, pedestal basin and a bidet. The shower room has a fully tiled, single enclosed shower, a low-level WC and a wall mounted sink with vanity unit below.

Externally – To the front of the property is a mature garden, laid to lawn and with an array of herbaceous borders. The front of the property further benefits from driveway parking for several vehicles along a concrete and gravel laid driveway which in turn leads onto the integral garage.

The rear garden is fully enclosed, laid predominantly to lawn and backs onto a neighbouring paddock. It has a patio area off the living room, via sliding doors and has a vast array of shrubs, flowers, and plants along the borders as well as a raised fishpond.

**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, Costcutter, 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.

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District 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.

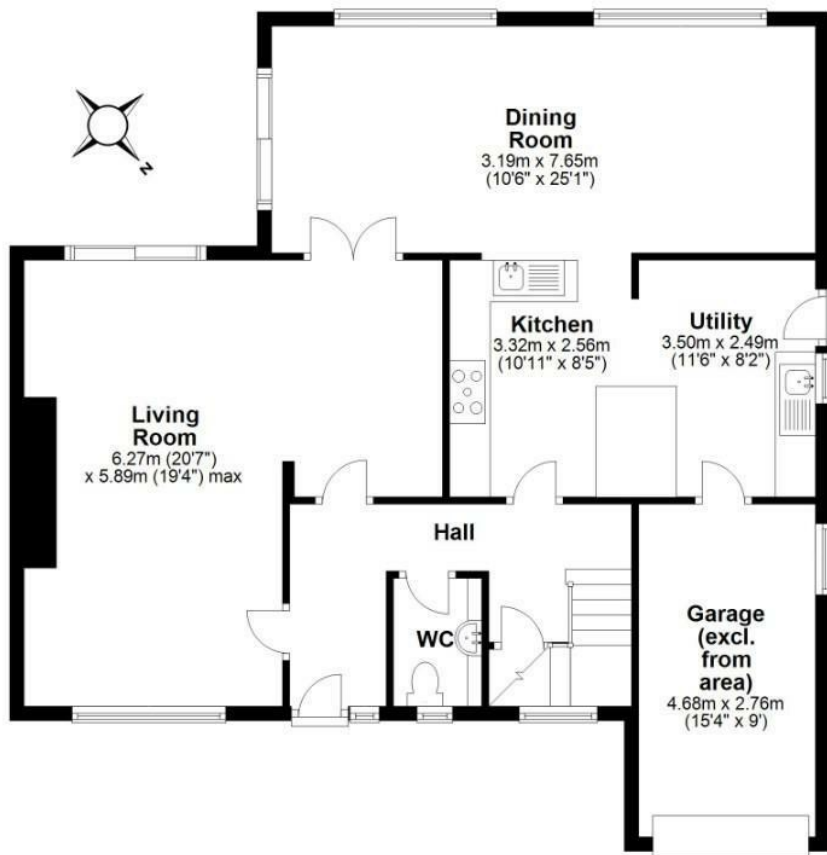
**Viewing.**

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



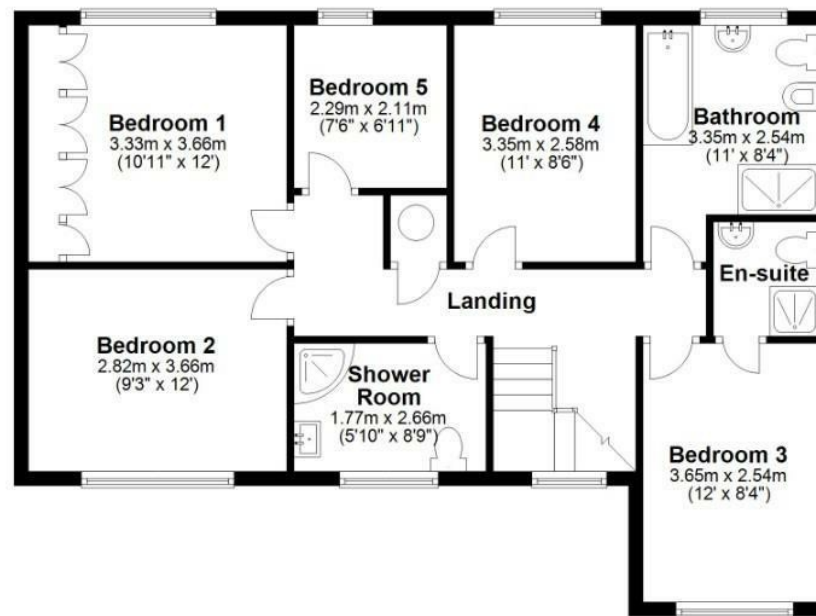
## Ground Floor

Approx. 87.4 sq. metres (940.5 sq. feet)



## First Floor

Approx. 74.6 sq. metres (802.5 sq. feet)



Total area: approx. 161.9 sq. metres (1743.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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

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