



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



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**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 an 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**

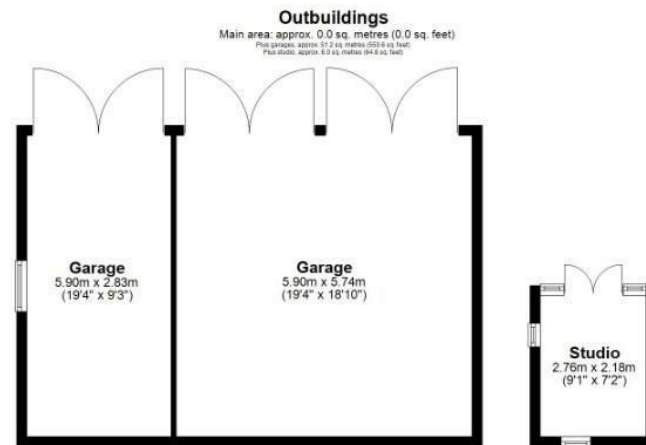
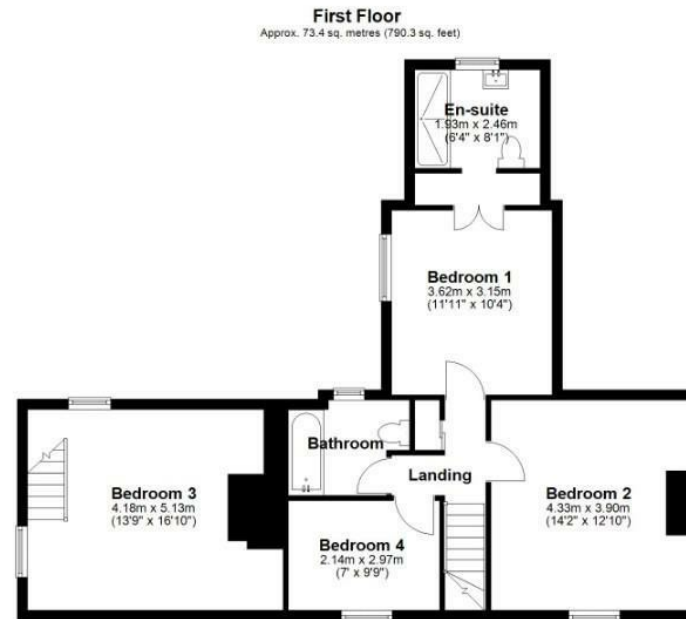
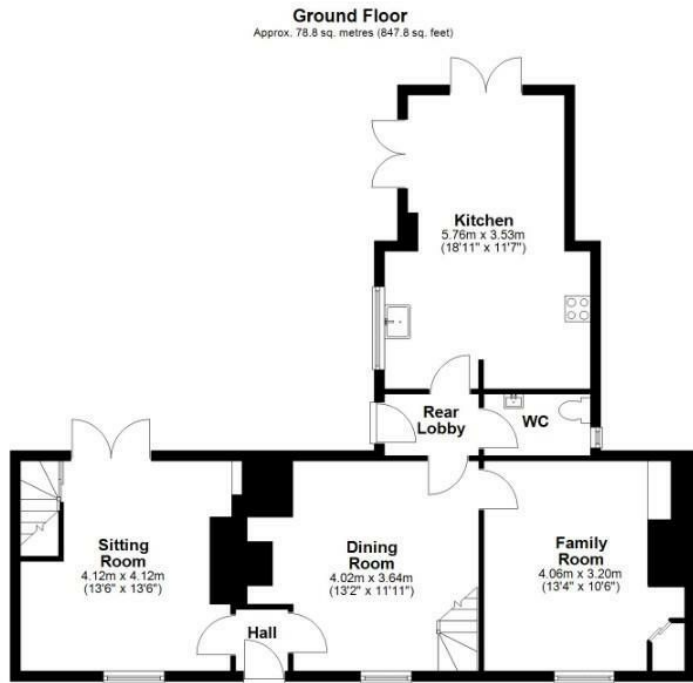
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**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 (550.8 sq. feet)  
Plus studio: approx. 6.0 sq. metres (64.8 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>                            | 75                      | 78        |
| (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 |           |

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.



