



129a High Street, Cottenham, Cambridge, CB24 8SD
Offers In Excess Of £625,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS INDIVIDUAL, DETACHED FOUR-BEDROOM FAMILY HOME, CONSTRUCTED IN 2025 AND BENEFITTING FROM A 10-YEAR BUILD WARRANTY.

- Detached house
- 4 beds, 3 baths, 1 recept
- Pressurised water system
- EPC - B/82
- Chain free
- 1413.7 Sqft / 131.3 Sqm
- Constructed in 2025
- Cart lodge and large driveway
- Council tax band - F
- Underfloor heating - gas

Constructed in 2025, this contemporary family home measures 1413.7 Sqft / 131.3 Sqm and provides generous living accommodation across two floors. To the ground floor is a spacious entrance hall with floor to ceiling atrium and utility room adjoining. The utility room has built-in units, a washing machine and includes a separate tumble dryer. The main reception area for the property incorporates the kitchen and offers light and airy open plan accommodation with floor to ceiling windows, bi-folding doors and Velux windows. The two-tone shaker style kitchen benefits from a kitchen island with quartz work surface, a breakfast area, an array of cupboards at both eye level and base level and integrated appliances including a double oven, induction hob with a built-in extractor fan and a dishwasher.

The property benefits from four bedrooms, with three bedrooms to the ground floor with en-suite bathroom off bedroom two and a family bathroom serving bedrooms three and four. Bedroom three could also be used as a further reception room if required. To the first floor is a large cupboard off the gallery landing and off the landing is a delightful master bedroom suite with an ensuite bathroom benefitting from freestanding bath and high quality white sanitary-ware.

Externally, the property is set back from the road along a private driveway and leads up to a substantial parking area and an oak constructed cart lodge with parking for two below. The rear garden is raised with a delightful porcelain paving area accessible seamlessly off the bi-folding doors with the remainder of the garden laid to lawn.

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 - F

Fixtures and Fittings

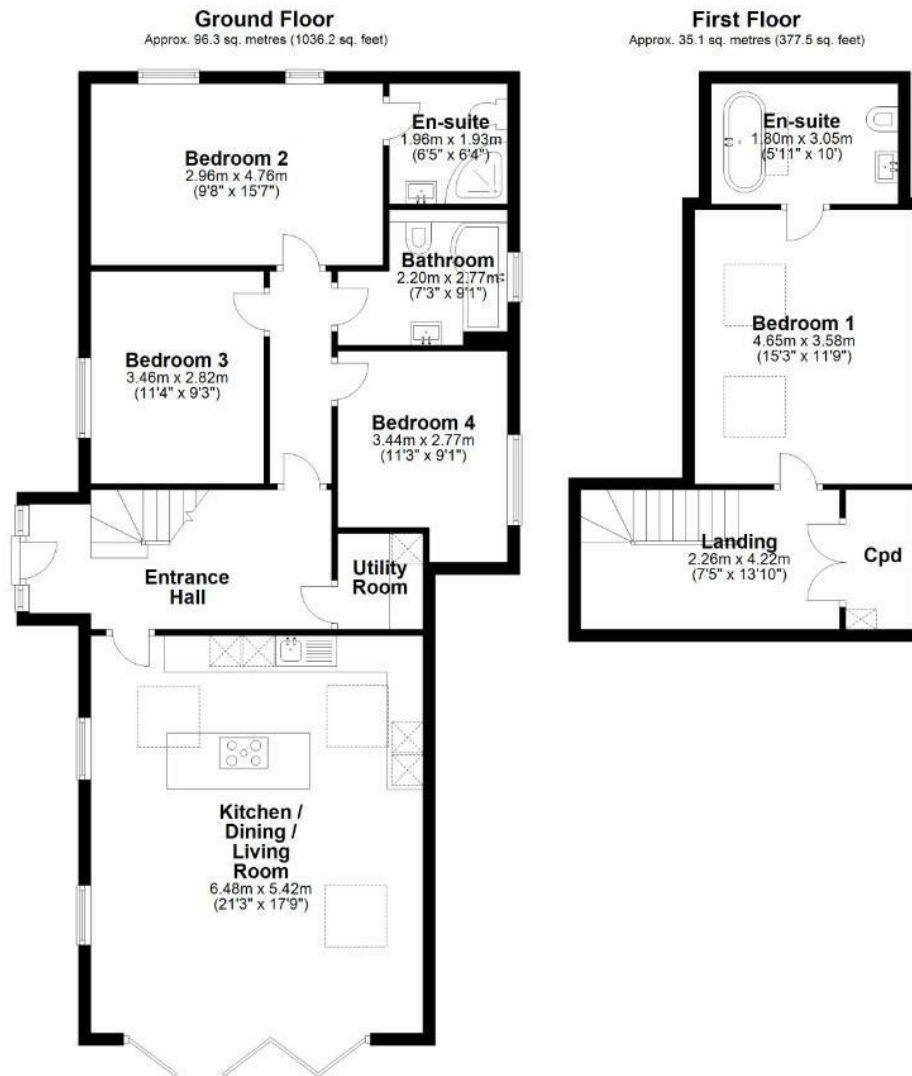
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 131.3 sq. metres (1413.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

