



28 Histon Road, Cottenham, Cambridge, CB24 8UD
Guide Price £600,000 Freehold



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01223 819300

A DELIGHTFUL FOUR-BEDROOM, DETACHED FAMILY HOME, CONVENIENTLY PLACED TO THE FRINGES OF THE VILLAGE AND WITHIN EASY REACH OF THE AMENITIES WITHIN THE HIGH STREET.

- Detached house
- Built circa 1990
- 10.3 sqm / 111.2 sq ft detached studio
- 0.11 acre plot
- EPC-C/ 77
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- 1558.6 sq ft / 144.8 sq m
- Gas fired central heating to radiators
- Driveway parking
- Council tax band-E

A beautifully presented, detached, turnkey home extending to approximately 144.8 sqm (1,558.6 sq ft), complemented by a detached garden studio measuring approximately 10.3 sqm (111.2 sq ft). Offering versatile and well-proportioned accommodation arranged over two floors, the property combines characterful features with practical modern living, together with attractive gardens and off-road parking.

The property is entered via a spacious entrance hall, featuring a turning staircase rising to the first floor. The ground floor offers two well-proportioned reception rooms, including a welcoming living room with a wood-burning stove and two sets of double doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. The second reception room provides an ideal dining room, conveniently accessed directly from the kitchen. The farmhouse-style kitchen features wooden work surfaces, an integrated double oven and a gas hob, offering a practical and appealing space for everyday cooking and entertaining. Leading off the kitchen is a separate utility room, benefiting from independent access to the garden. Completing the ground floor is a fourth bedroom, offering excellent flexibility for a variety of uses, including guest accommodation, a home office or an additional reception room, subject to individual requirements.

The first floor comprises three generous double bedrooms. The principal bedroom is particularly appealing, benefiting from fitted wardrobes and a private en-suite shower room. The remaining two bedrooms are served by a family bathroom, fitted with a panelled bath and shower over, providing convenient facilities for family members and guests alike.

To the front of the property, a block-paved driveway provides valuable off-road parking. There is also a charming, fenced courtyard garden, accessible directly from the front of the property and featuring well-stocked borders.

The fully enclosed rear garden provides an attractive and versatile outdoor space, ideal for relaxation and entertaining. Immediately accessible from the living room is a composite-decked seating area, complemented by a stunning oak-framed pergola with a fixed roof, creating a sheltered setting for outdoor dining and year-round enjoyment. The garden is predominantly laid to lawn and features established herbaceous borders, together with a separate hard standing area ideally suited to alfresco dining during the warmer months.

Positioned towards the rear of the plot is a detached garden studio extending to approximately 10.3 sqm (111.2 sq ft). This versatile additional space would be ideal for home working, creative pursuits or hobbies, offering an appealing extension to the property's already flexible accommodation.

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-E

Fixtures and Fittings

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

Viewing

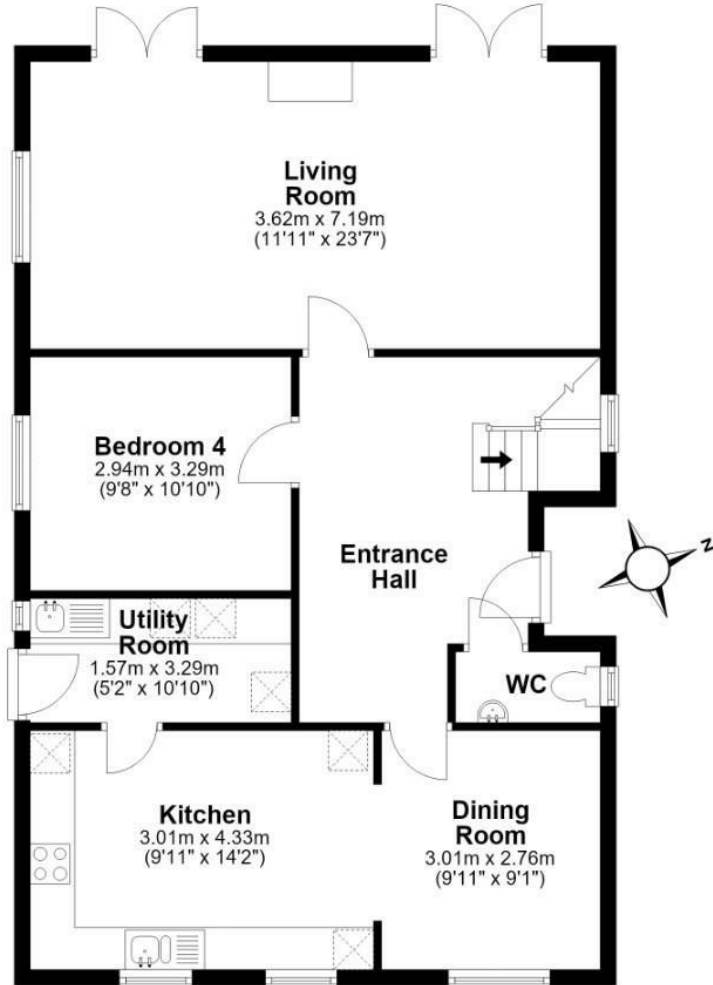
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





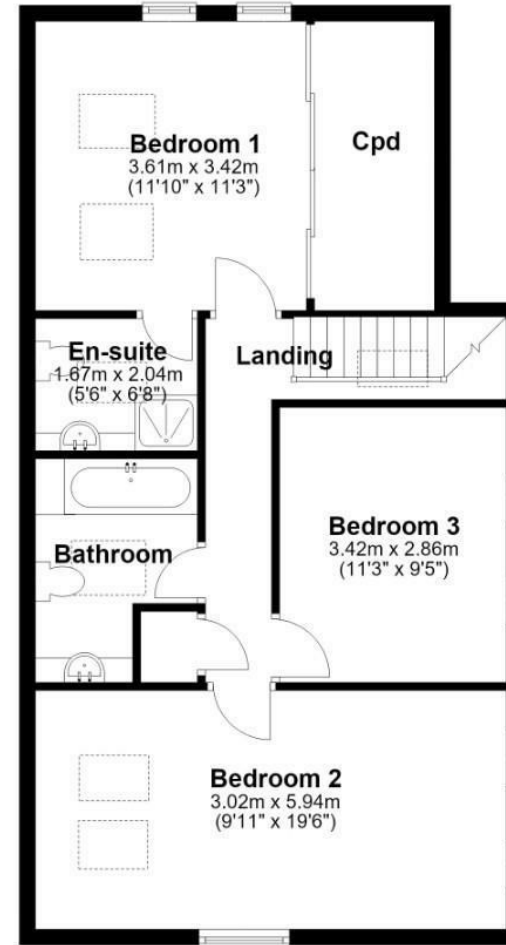
Ground Floor

Main area: approx. 80.4 sq. metres (865.6 sq. feet)
Plus outbuildings, approx. 10.3 sq. metres (111.2 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.0 sq. feet)



Main area: Approx. 144.8 sq. metres (1558.6 sq. feet)
Plus outbuildings, approx. 10.3 sq. metres (111.2 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	84
	EU Directive 2002/91/EC	



