



High Street, Cottenham, CB24 8TX
Offers over £950,000 Freehold

HOCKEYS

ESTABLISHED 1885



SUMMARY

A truly individual character property located adjacent to the village green, that was formerly two properties. The first was a public house that is believed to date back to the 17th Century and the other a sizeable Victorian town house. The property offers a good level of living space and bedrooms but has further scope for expansion with the possibility of converting the stables to the rear.

INTERIOR

The Victorian part of the property is entered via a beautiful stained-glass door with a hallway featuring original tiles. The ground floor comprises a study, a light and spacious garden room with feature fireplace, living room, utility room, downstairs cloakroom,

In the older part of the property is the dining room with brick flooring, spacious kitchen with bespoke kitchen units and additional reception room. In the dining room is a second staircase that leads to an impressive landing bedroom that interconnects with another. A beautiful feature of this building is the exposed beams, timbers and distorted door frames.

On the first floor of the Victorian building are three bedrooms, a family bathroom, a bright landing and an additional staircase that leads to the two top floor bedrooms and guest bathroom.

EXTERIOR

There is a driveway to the side of the property that leads to a rear parking area and gives access to the former stables with secure gated access which leads to the large terrace. The garden offers a good degree of privacy with a lawn and established trees.

LOCATION

KEY FEATURES

- Adjacent to the green
- Oldest part dates to the 17th Century
- Grade II Listed
- No Onward Chain
- Seven Bedrooms
- Under 8 Miles to Cambridge
- 4 Miles to Waterbeach train station.
- Many period features





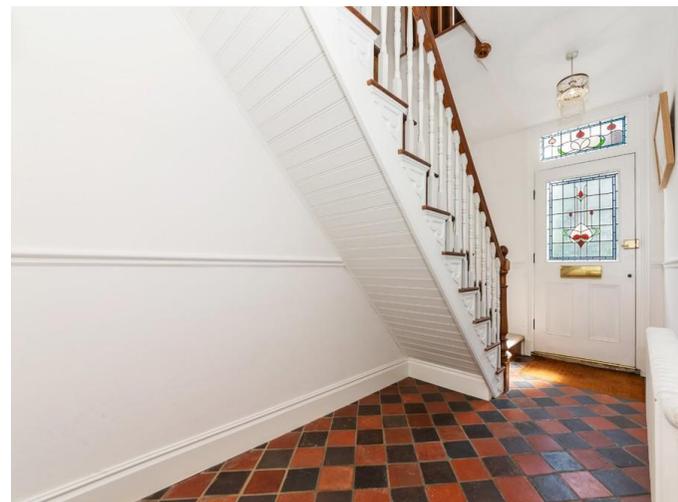
Cottenham is one of the largest villages in Cambridgeshire with many facilities available and a wide range of properties, from period town houses on the high street to more modern developments on the outskirts of the village.

Transport links are excellent as the village is approximately 3 miles (4.83 kilometres) from the A10 and A14, in addition, the village has a regular bus service to both Cambridge and Ely. Cottenham Primary School is located on Lambs Lane and Cottenham Village College provides both secondary schooling and a sixth form, as well as adult learning classes and numerous after school events. Facilities include a gym, sports hall, tennis courts and sports field which are commonly used by the local community.

Cottenham has a broad range of amenities including two doctor's surgeries, a dental surgery, a library, two mini supermarkets, a newsagent with a post office, pharmacy, butchers, bakers, community coffee shop, fish & chip shop, beauty salon, three pubs and a village hall.

AGENTS NOTE

The property is Grade II listed and we understand that planning permission has been granted to a neighbouring property for a single storey extension, where access will need to be given during construction. Planning reference:21/02733/HFUL



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ADDITIONAL INFORMATION

Local Authority
South Cambridgeshire District Council
01954 713000

Council Tax Band
G
2021/2022 Annual £ £3,285

Services
Main gas, water and electricity.

Energy Rating
Energy Efficiency Rating N/A

Tenure & Possession
Freehold

Vendors Position
No Onward Chain



Drawings are for guidance only
Plan produced using PlanUp.

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.