

A beautifully presented, two bedroom cottage, situated in the heart of this most sought after village. Having been fully refurbished to a high standard by the current vendors, this wonderful home is offered for sale in excellent order throughout and includes many features such as a log burning stove, oak floors and an open plan kitchen/dining room. The first floor comprises two double bedrooms and the garden is a well stocked, cottage style. There is also a useful garden room, along side 48 Rooks Street is a vehicle right of way and therefore access to the garden of 44.



**ENTRANCE PORCH** Shelving and hanging, tiled floor, door to living room.

**LIVING ROOM** 13' 2" x 12' 1" (4.01m x 3.68m) Double glazed window to front. Fireplace with inset log burning stove and brick tiled hearth, two built in cabinets to recess with oak shelving, double radiator, oak flooring and door to kitchen.



**OPEN PLAN KITCHEN/DINING ROOM** 16' 10" x 10' 12" (5.13m x 3.35m) Partially vaulted ceiling with Velux window, double glazed windows to rear and door to garden room. Stairs to first floor, door to bathroom, under stairs storage cupboard, Victorian style radiator. Range of built in base units with work surface over and tiled splashback. Space for fridge/freezer and cooker inset to original chimney fire. Integrated dishwasher, inset ceramic steel sink unit with mixer tap, radiator, engineered oak floor with tiled area.



**GROUND FLOOR BATHROOM** Obscured double glazed window to rear, WC, hand basin inset to vanity unit, bath with shower attachment over and tiled splashback, inset spotlights to ceiling, extractor fan, chrome heated towel rail, tiled floor.

## FIRST FLOOR ACCOMMODATION

**LANDING** Doors to bedroom one and two.

**BEDROOM ONE** 13' 3" x 11' 11" (4.04m x 3.63m) Double glazed window to front, loft access, double radiator, original stripped wood floors.

**BEDROOM TWO** 9' 11" x 9' 9" (3.02m x 2.97m) Double glazed window to rear, built in shelving to recess, radiator.



**OUTSIDE AREAS** To the front of the property is a pretty, well stocked garden. Parking on street. The rear garden is mainly laid to lawn and enclosed by fencing with well stocked perennial borders and timber shed. There is gated access provides access to Rooks Street.

**GARDEN ROOM** Timber and glazed construction, with power and light connected and offering views into the garden.

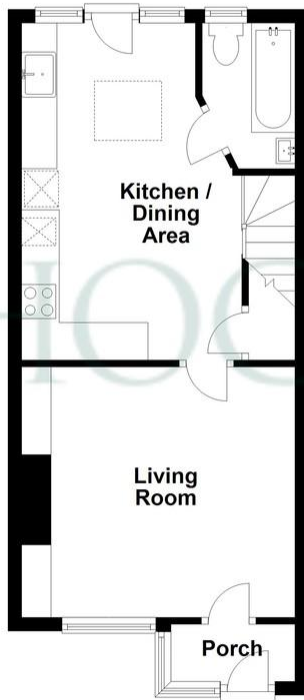
**LOCATION AND FACILITIES** Cottenham is one of the largest villages in Cambridge with many facilities available and a wide range of properties, from period town houses on the high street to more modern developments on the outskirts of the village. Transport links are excellent as the village is approximately 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 doctors 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, a village hall to name a few.



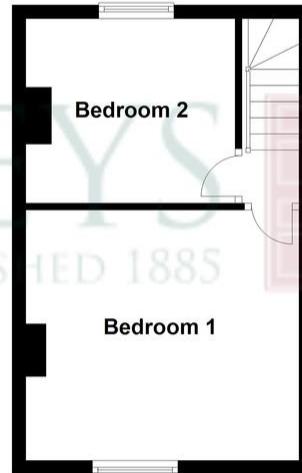
### Ground Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



### First Floor

Approx. 25.8 sq. metres (277.5 sq. feet)



Total area: approx. 62.5 sq. metres (672.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

**IMPORTANT:** Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

23 Church Street Willingham CB24 5HS  
Telephone: 01954 260940  
Email: [jeremy.t@hockeys.co.uk](mailto:jeremy.t@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

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ESTABLISHED 1885





44 Rooks Street, Cottenham,  
Cambridge, CB24 8RB

£300,000 Freehold

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