

SITTING ROOM 15' 8" x 12' 6" (4.78m x 3.81m)

Secondary double glazed sash window to front, open fire, radiator, doors to second reception room and dining room.

SNUG 11' 11" x 11' 11" (3.63m x 3.63m) Secondary double glazed sash window to front, original fireplace with tiled surround and hearth, original built-in cabinets to recess, door to study.

STUDY 11' 9" narrowing to 7'2" x 7' 3" (3.58m x 2.21m)

Window to rear, under stairs storage cupboard and radiator, door to dining room.

DINING ROOM 11' 9" x 7' 4" (3.58m x 2.24m) Window to rear, stairs to first floor, original brick inglenook fireplace and radiator.

REAR LOBBY Airing cupboard with hot water tank. Doors leading to kitchen and garden room.

KITCHEN/BREAKFAST 12' 2" x 10' 1" (3.71m x 3.07m)

Double glazed window to side. Range of built-in wall and base units with drawers under rolled edge worktop surface over and tiled splashback. Sink unit and mixer tap, plumbing and space for washing machine, space for cooker, wall mounted gas boiler, doors off to inner lobby and ground floor bathroom, radiator.

GROUND FLOOR BATHROOM Obscured double glazed window to side, wc, hand basin and bath with shower over and tiled splashback, radiator.

GARDEN ROOM 12' 3" narrowing to 10' 7" x 8' 9" (3.73m x 2.67m) Glazed and brick with windows overlooking and door to garden.

FIRST FLOOR LANDING Doors off, loft access.

BEDROOM ONE 13' 0" x 12' 0" (3.96m x 3.66m)

Secondary double glazed sash window to front, built-in wardrobe with hanging, radiator.

BEDROOM TWO 11' 11" x 11' 11" (3.63m x 3.63m)

Secondary double glazed sash window to front, double built-in wardrobe with shelving and hanging, original fireplace boarded up, radiator.



BEDROOM THREE 13' 6" x 7' 4" (4.11m x 2.24m) Double glazed window to rear, half panelled walls, built-in wardrobe with shelving and hanging, radiator.

BEDROOM FOUR 8' 7" narrowing to 7' 8" x 7' 4" (2.62m x 2.24m) Double glazed window to rear, radiator.

GARDENS AND PARKING The pretty, cottage style rear garden has a lawned area and various flowers and shrubs set to borders and beds, mature trees including various fruit trees, soft fruit shrubs and a vegetable growing area.

Driveway providing off-road parking for two vehicles.

OUTBUILDING 22' 8" x 9' 4" (6.91m x 2.84m) Room 1 - Windows and doors to side, power and light connected, water connection, vaulted ceiling.

OUTBUILDING 12' 5" x 9' 10" (3.78m x 3m) Room 2 - Windows and doors to side, power and light connected, vaulted ceiling.

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 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.





Total area: approx. 164.8 sq. metres (1774.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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Granta House, 301 High Street,
Cottenham, Cambridge, CB24 8TX

£450,000 Freehold

This beautiful period home is situated with the heart of this most sought-after village. The property comprises a double fronted Victorian façade with earlier accommodation dating back to the 1600's to the rear.

There are three reception rooms plus a study, the dining room features a original inglenook fireplace, kitchen/breakfast room and garden room, which overlooks the established, cottage style garden.

The garden also includes a detached outbuilding which while is in need of some remedial works, offers a versatile space as a home office/studio. There is also a driveway to the rear.



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