



Kestrel Close, Cottenham, CB24 8AN
£585,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A substantial, four bedroom family home which benefits from having a wonderfully light extension spanning the rear of the property. Situated with a sought after modern development, a short walk to the wide range of amenities, offered within this sought after village. The property is presented in excellent order, with a tasteful style and quality finish found throughout the property, from the attractive and well-designed kitchen to the bathrooms and internal decoration.

INTERIOR

The spacious entrance hall leads to the ground floor study, large and extended sitting room with vaulted ceiling and Velux windows. The open plan kitchen/dining/family room is fitted with a comprehensive range of units, granite work surfaces, integrated appliances and also enjoys the light and spacious feel of a vaulted ceiling with Velux windows. There is also a separate utility room with a continuation of the kitchen units and granite work surfaces, and a much-requested family room with bay window. On the first floor are four good size bedrooms, the master has recent bespoke built-in wardrobes and a modern en suite bathroom, the family bathroom completes the first floor accommodation.

EXTERIOR

Alongside the property is a partially walled, double width driveway, which leads to a detached brick-built double garage which benefits from having a part boarded loft, two up and over doors, power and light connected. The landscaped rear garden, is set to artificial lawn, enclosed by fencing and includes a patio area and various well stocked borders and beds. To the side of the property is a brick-built shed.

LOCATION

Cottenham is one of the largest villages in Cambridgeshire

KEY FEATURES

- Beautifully Presented Family Home
- Extended To The Rear
- Modernised Throughout
- View To Appreciate
- Impressive, Open Plan Kitchen
- Guided Bus Stop Histon
- Popular Village
- Easy Access To Cambridge
- Ample Parking
- Detached Double Garage





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, a hairdressers, barbers and beauty salon, two pubs and a village hall.

AGENTS NOTE

The living room, master bedroom and stairs carpets have been recently refitted, the property has also been re-roofed, including the bay windows and the loft insulation upgraded.



Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS

ESTABLISHED 1885



ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band E
 2021/2022 Annual £2,554

Services
 Mains gas, electricity and water

Transport Links
 Access to Cambridge via A14, M11 and A10
 Guided Busway – Oakington and Histon
 Nearest Train Station - Waterbeach 4 miles,
 Cambridge North 6 miles

Energy Rating
 Energy Efficiency Rating C

Tenure & Possession
 Freehold

Vendors Position
 Onward chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.