



Millfield, Cottenham, CB24 8RA
£995,000 Freehold

HOCKEYS
ESTABLISHED 1885



INTERIOR

The entrance hall leads to a dining room and kitchen beyond, with walk-in larder and utility room with ground floor wc and shower room. The spacious sitting room includes patio doors which lead into the garden. There is a sixth, ground floor bedroom and a separate study/home office. The first floor accommodation includes a large master bedroom with built-in wardrobes, a second double again with built-in wardrobes, a first floor lounge or large double bedroom and two smaller single bedrooms, the family bathroom completes the first floor.

EXTERIOR

The five acres to the rear of the main house comprise a large expanse of lawn area with a raised patio area and inset heated swimming pool. Beyond is a small coppice of various fruit trees, soft fruit bushes and further onto to the wooded area, where the sellers in 1992 planted 1,100 trees and shrubs. A clearing creates the ideal area for a game of cricket and the trees a perfect place for children to explore and build camps. Running parallel to the woods is a paddock and stable block, with its own five bar gated entrance and yard, there is the space for a potential manage or further stable to be erected. To the left of the property is a small brick building with services connected but not in use, this potentially could result in planning permission being passed for a separate dwelling, but this would be STP.

LOCATION

Cottenham is one of the largest villages in Cambridgeshire with many facilities available and a wide range of properties,

KEY FEATURES

- No Chain
- Potential Equestrian Use
- Over Five Acres of Land
- Five Bedroom Detached House
- Garage And Workshops
- Paddock And Stables
- Wooded Area
- Heated Swimming Pool
- Potential Building Plot STP





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, a indian restaurant and a village hall.

AGENTS NOTE

The property will come with a fully paid pool service and maintenance contract which includes all relevant chemicals and will run to end of March 2023.

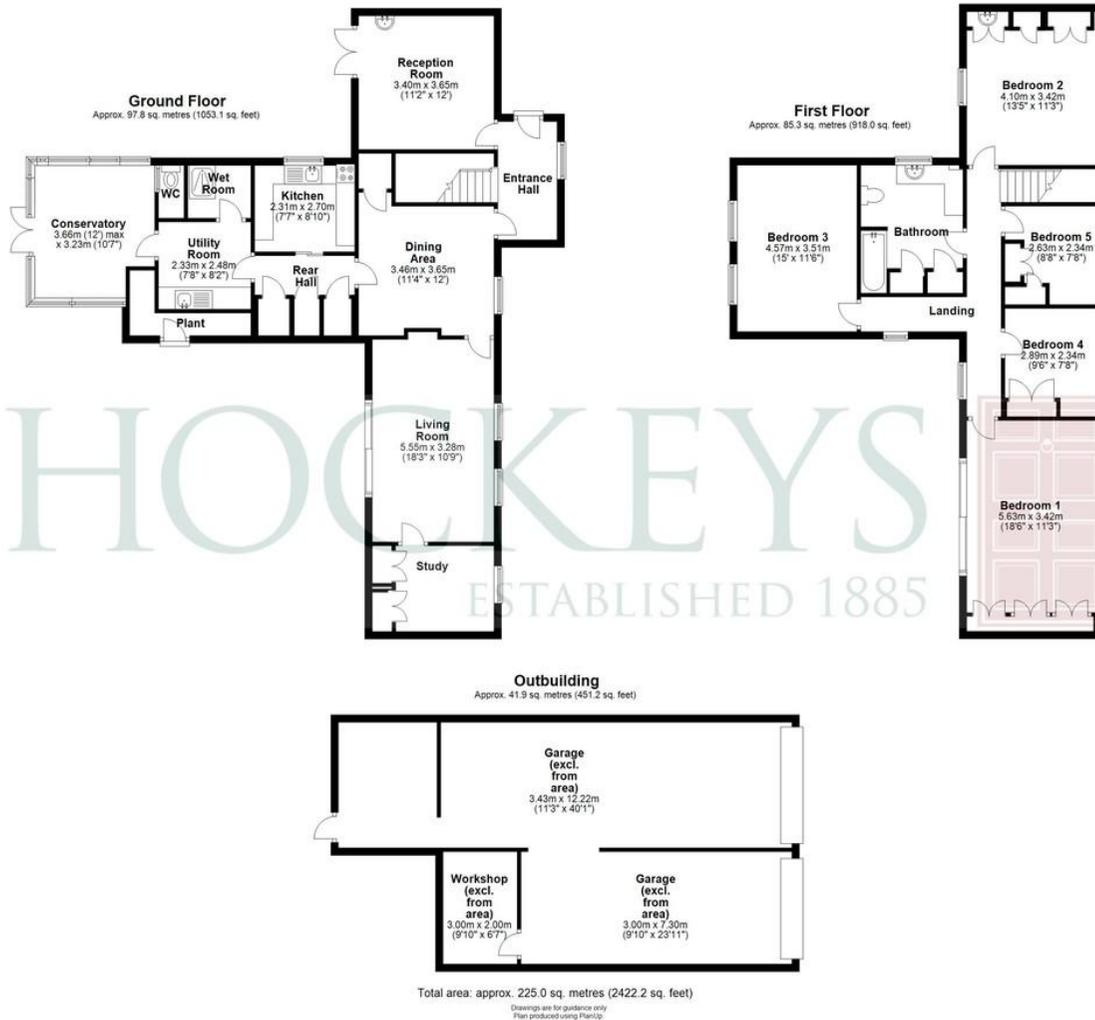


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ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band F
2022/2023 Annual £3,018

Services
Mains gas, electricity and water

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

Energy Rating
Energy Efficiency Rating E

Tenure & Possession
Freehold

Vendors Position
No onward chain

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	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.