



The Linnets, Cottenham, CB24 8XZ  
£550,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

Beautifully presented four bedroom detached house benefitting from refitted kitchen, bathroom, ensuite and cloakroom, living room with bi-folding doors to garden, and replaced flooring. Solar panels with a battery have been installed helping the property achieve a high energy performance rating. Outside there is a two level landscaped rear garden, driveway for two cars and a double length garage that's been partitioned with an office to the back.

## INTERIOR

The ground floor comprises of an entrance hall, dining room, living room with bi-folding doors to the garden and fireplace, refitted cloakroom, and a quality refitted kitchen/breakfast room with built-in appliances. On the first floor there are four bedrooms - master with ensuite shower room, and a family bathroom. The flooring has been replaced throughout as well as the ceilings being replastered.

## EXTERIOR

The property has a paved front garden with a double length driveway to the side with an EV charging point. The rear garden is on two levels with a patio on the higher level leading down to a lawn lower section.

There is a double length garage which the rear third of has been partitioned and converted into an office/studio with light and power connected. Solar panels have been installed on a 4kwh system with a battery.

## LOCATION

Cottenham is one of the largest villages in Cambridgeshire

## KEY FEATURES

- Four bedrooms
- Refitted bathroom, ensuite and cloakroom
- Refitted kitchen/breakfast room with integrated appliances
- Living room with fireplace and bi-folding doors to garden
- Dining room
- Energy Rating B
- Double length driveway
- Double length garage with light and power
- Office/studio partitioned at the rear
- Solar panels with battery installed





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, an Indian restaurant and a village hall.



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

# HOCKEYS

ESTABLISHED 1885



## ADDITIONAL INFORMATION

**Local Authority**  
 South Cambs District Council

**Council Tax Band E**  
 2022/2023 Annual £2,554

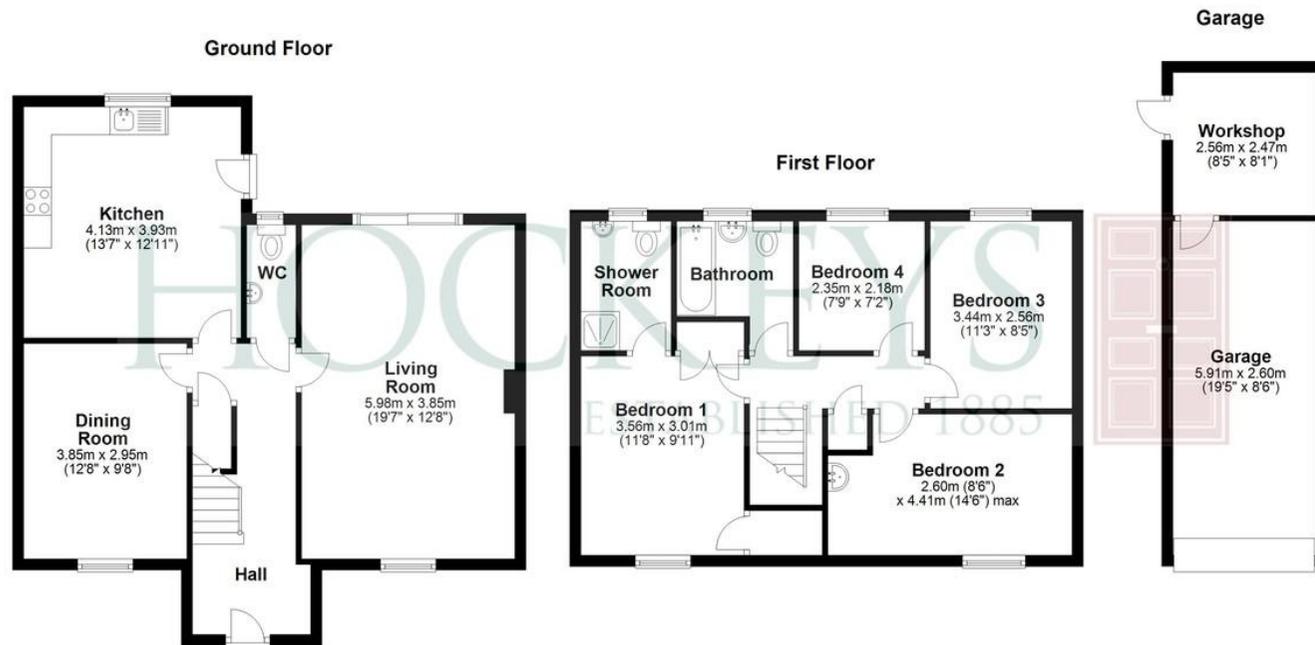
**Services**  
 Mains gas

**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 B

**Tenure & Possession**  
 Freehold

**Vendors Position**  
 Onward Chain



Total area: approx. 138.3 sq. metres (1489.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	91   B
69-80	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.