



Radcliffe & Rust
Residential sales & lettings

11 Church Close, Cottenham CB24 8SL
Guide Price £375,000

Radcliffe & Rust Letting Agents Cambridge are delighted to offer, for sale, this unique and quite charming semi-detached period property in Cottenham, CB24. Cottenham is just five miles North of the centre of Cambridge, twelve miles from the centre of Ely and is perfectly placed for the commuter being just four and a half miles from Waterbeach train station, four miles from Cambridge Business and Science Parks and six miles from the A14/M11. Cottenham enjoys a wealth of local amenities including GP surgeries, a dentist, pharmacy, butchers, bakery and two public houses. Cottenham also offers both a primary school (Cottenham Primary) and secondary school (Cottenham Village College) which are both within 1.5 miles of the property.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this charming and beautifully presented period property, tucked away in a desirable cul-de-sac in the heart of Cottenham, CB24.

Stepping inside, you are welcomed by a bright hallway featuring an internal sash window that adds character and charm. From here, the home flows into a generous dining room, filled with natural light from a large feature window overlooking the rear garden. With plenty of space for a family dining table, this is a sociable and versatile room, also housing the staircase to the first floor. Sliding glass doors connect the dining room to the front reception space, allowing the two rooms to be enjoyed either as an open-plan layout or as separate, cosy retreats.

The living room at the front of the property enjoys lovely views of the church opposite. A log burner set against a patterned wallpapered chimney breast provides a striking focal point, while the proportions allow for a large sofa arrangement, making it a perfect room for relaxing.

To the rear lies a stylish galley kitchen, finished with dark blue wall and base units, wooden-effect worktops, and modern fittings. Integrated appliances include a dishwasher, washing machine, electric oven, and five-ring gas hob, alongside space for a large American-style fridge freezer. A half-glazed door at the end of the kitchen opens directly onto the rear garden.

Upstairs, the property offers two generous double bedrooms, a third single bedroom, and a family bathroom. Both double bedrooms overlook the front of the home, each enjoying stunning views of the church through traditional sash windows. One bedroom features a built-in cupboard and a calming sage green feature wall, while the other offers built-in wardrobes and a bold dark blue feature wall. The third bedroom, currently used as a home office, works equally well as a nursery or guest room. The family bathroom is

well-proportioned and smartly designed, with a bath and overhead shower, WC, hand basin, and heated towel rail. White tiling runs floor to ceiling, accented by a decorative patterned tile feature, while an airing cupboard provides additional storage.

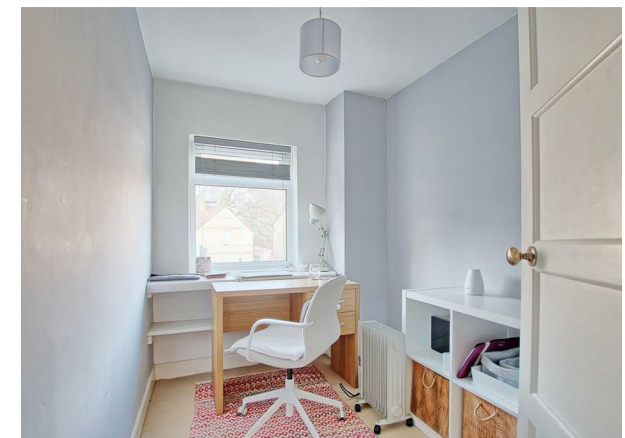
Outside, the rear garden has been cleverly landscaped to create a stylish courtyard retreat, with raised planters and multiple seating areas arranged across different levels. Designed for low maintenance but high impact, it offers a tranquil and inviting space for entertaining or relaxing. Parking is located opposite the property and is available on a first-come, first-served basis with neighbours.

This is a stylish, practical home that combines period character with modern comfort, making it an ideal purchase for families or professionals seeking village living within easy reach of Cambridge.

Please call us on 01223 307898 to arrange a viewing and for all of your residential requirements in Cambridge and the surrounding areas.

Agents notes

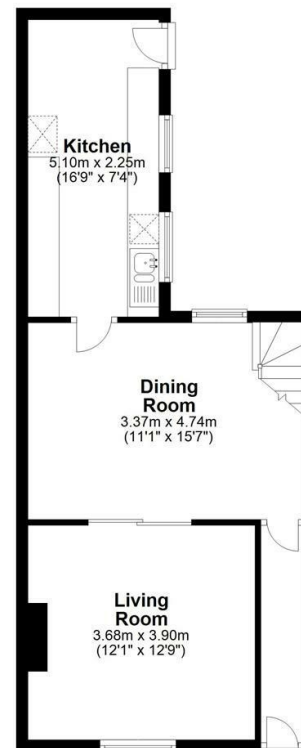
Tenure: Freehold
Council tax: Band C
No onward chain
Please note these images were taken from before the property was let out.





Ground Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 92.4 sq. metres (995.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

