Brook Lane, Coton, CB23 7PY

CHEFFINS

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Coton,
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Guide Price £1,200,000

A most impressive modern double-fronted detached residence extending to approximately 2,000 sq ft, offering beautifully presented and highly versatile accommodation arranged over two floors. The property occupies an enviable and picturesque position at the end of a private gravel driveway, enjoying delightful views across the adjacent nature reserve and bowling green, within the highly regarded village of Coton.

The village is ideally situated for convenient access to Cambridge, major road links, and an extensive network of footpaths and cycleways leading directly into the city centre.

The current vendors have thoughtfully enhanced the property, including the installation of integrated solar panels with battery storage, improving both efficiency and sustainability. Further benefits include attractive enclosed landscaped gardens and a detached double garage.

LOCATION

Coton is a highly sought after village situated about 2 miles west of Cambridge and is well placed for major routes such as the M11, A14 and A428. The village itself has an excellent range of local amenities including a pub/restaurant, post office (open every week day), garden centre (open every day of the week), village hall, Norman church and primary school. Local buses provide easy access to Cambridge centre, and Madingley Road Park and Ride is also close by.

ENTRANCE HALL
Panelled entrance door with double glazed panes beneath an attractive entrance portico, opening into a welcoming reception hallway with coved ceiling. Staircase rising to the first floor with painted newel posts, timber handrail and spindles, understairs storage cupboard, recessed matwell, tiled flooring and double panelled radiator.

CLOAKROOM
Fitted with a white suite comprising low level WC and pedestal wash hand basin. Part tiled walls, tiled floor, coved ceiling, radiator and double glazed frosted sash window.

LIVING ROOM
A beautifully proportioned principal reception room featuring an attractive fireplace with wooden surround, red brick hearth and inset log-burning stove. Coved ceiling, two double panelled radiators, double glazed sash window to the front and double glazed windows and French doors opening onto the rear garden.

KITCHEN/BREAKFAST ROOM
Beautifully fitted with a generous range of storage cupboards and drawers to both base and eye level beneath granite working surfaces. Undermounted one-and-a-half bowl sink unit with mixer tap and grooved drainer. Integrated and concealed dishwasher, Rangemaster dual-fuel range cooker with extractor hood above, tiled flooring, coved ceiling with inset downlighters, double glazed sash window and double glazed windows and doors opening onto the garden. Water softener.

UTILITY ROOM
Roll-top working surface incorporating a single drainer sink unit with plumbing and space for an automatic washing machine, storage cupboards and gas-fired boiler providing domestic hot water and central heating. Panelled and double glazed door leading to the outside.

DINING ROOM
An elegant reception room with coved ceiling, radiator and double glazed sash windows to both the front and side aspects.

STUDY
Coved ceiling, radiator and double glazed sash window.

FIRST FLOOR LANDING
Spacious landing with coved ceiling, access to the loft space and fitted double cupboard housing the insulated hot water cylinder with slatted linen shelving. Double panelled radiator and double glazed sash window.

PRINCIPAL BEDROOM
Coved ceiling, pair of fitted double wardrobes, radiator and double glazed sash windows to both the front and rear elevations.

EN SUITE SHOWER ROOM
Well-appointed with a Duravit wall-mounted wash hand basin with mixer tap, dual flush WC and walk-in tiled shower with glazed screen. Tiled flooring, heated towel radiator, inset downlighters, extractor fan and double glazed frosted sash window.

BEDROOM 2
Coved ceiling, extensive fitted wardrobes, double panelled radiator and double glazed sash windows to two aspects.

EN SUITE SHOWER ROOM
Fitted with a tiled shower enclosure with glazed sliding door, pedestal wash hand basin and low level WC. Complementary wall tiling, tiled floor, heated towel radiator, inset downlighters, extractor fan and double glazed Velux roof light.

BEDROOMS 3 & 4
Originally designed as two separate bedrooms, the dividing wall has been removed to create one generous bedroom. The original layout could easily be reinstated if desired by a purchaser.

BEDROOM 3
Coved ceiling, radiator, fitted double wardrobe and double glazed sash window.

BEDROOM 4
Coved ceiling, radiator and double glazed sash window.

BEDROOM 5
Coved ceiling, radiator and double glazed sash window.

FAMILY BATHROOM
Fitted with a white suite comprising panelled bath with mixer shower attachment, pedestal wash hand basin and low level WC. Complementary wall tiling, tiled floor, heated towel radiator, inset downlighters, extractor fan and double glazed frosted window.

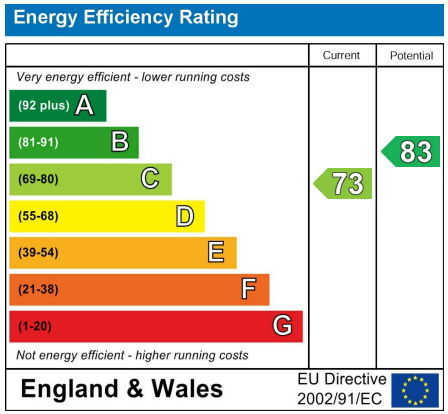
OUTSIDE
The property occupies a delightful position at the end of a private driveway, which in turn is approached via a shared access. A pair of five-bar gates open onto a generous gravel driveway providing extensive parking and turning.

The front garden is principally laid to lawn with mature hedgerow boundaries and well-stocked flower and shrub borders.

Double Garage

Attached double garage with twin up-and-over doors, power and lighting connected, useful eaves storage, personal side door and electric vehicle charging point.

Gated access to either side of the property leads to the enclosed side and rear gardens, which are bounded by mature hedging and fencing. The gardens are principally laid to lawn and complemented by paved pathways and terraces, together with a timber garden shed, outside lighting, outside water tap, mature planting and a productive fruit cage.



Guide Price £1,200,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire District Council

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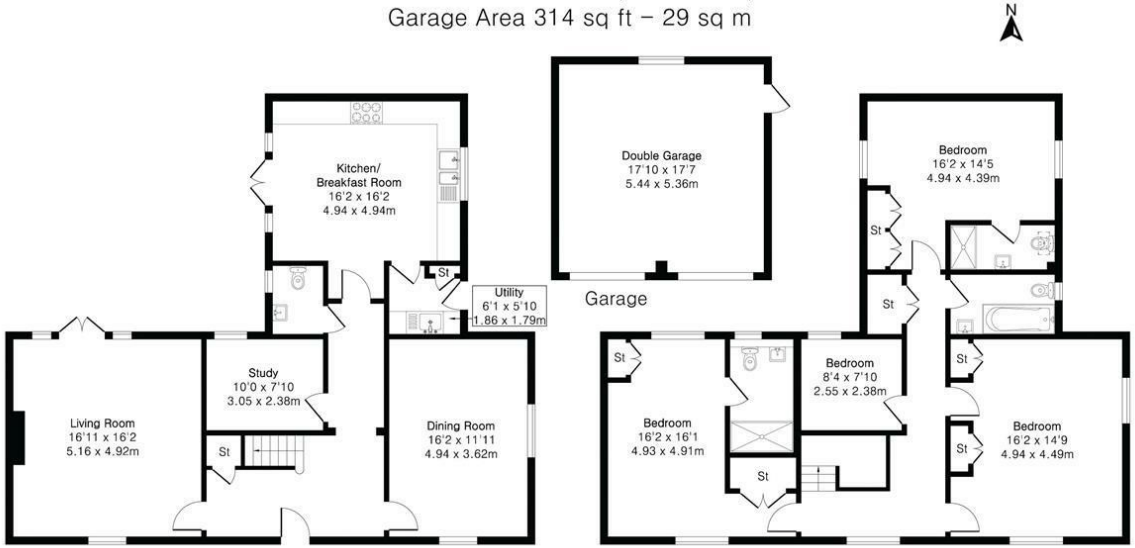
Approximate Gross Internal Area 2150 sq ft - 200 sq m
(Excluding Garage)
Ground Floor Area 1075 sq ft – 100 sq m
First Floor Area 1075 sq ft – 100 sq m
Garage Area 314 sq ft – 29 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.
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