



Long Close, Brook Lane, Coton, CB23 7PY

CHEFFINS

Long Close, Brook Lane

Coton,
CB23 7PY

A well proportioned and attractive detached double fronted residence enjoying views to the front over the village recreation ground and playing fields. Architect designed and built in 1998, the property has been sympathetically improved and extended with the addition of a detached studio/annexe in the rear garden. The house has a prime position within this eagerly sought after and well positioned village just a few miles from Cambridge city as well as M11 road links.

4 2 3

Guide Price £1,100,000





LOCATION

Coton is a picturesque and highly sought-after village situated just 2.5 miles west of Cambridge city centre, offering an ideal balance between rural tranquillity and convenient city access. Coton offers a range of local amenities, including a well-regarded primary school, a traditional public house, and the popular Coton Orchard Garden Centre, which features a farm shop and café. The nearby Coton Countryside Reserve provides an extensive network of scenic walking and cycling routes with far-reaching views across to Cambridge, making it a haven for nature enthusiasts. The village is also exceptionally well connected, close to the university's west site, offering academic departments and sports centre, with easy access to the M11 motorway, providing excellent links to London and the wider region, as well as regular bus and cycle routes into Cambridge.

TIMBER PANELLED ENTRANCE DOOR with glazed panes leading into:

ENTRANCE HALL
staircase rising to the first floor with painted timber handrail, newel post and spindles, oak flooring with underfloor heating, recessed matwell, double glazed picture light.

CLOAKROOM
fitted with white suite comprising low level w.c., pedestal wash hand basin, half tiled walls, oak flooring with underfloor heating, extractor fan, access to understairs storage cupboard with coat hooks and rail, courtesy light.

SITTING ROOM
oak library shelving and cupboards above, oak flooring, underfloor heating, double glazed sash window to the front, double glazed sliding doors to the rear and open through to:

LIVING ROOM
with feature full height vaulted ceiling with roof lantern, floor to ceiling double glazed window to the front and double glazed picture window to the rear with window seat overlooking the garden, oak flooring with underfloor heating, Danish cast iron log burning stove.

KITCHEN/DINING ROOM
Kitchen is fitted with a generous range of storage cupboards and drawers with oak working surfaces with inset double bowl enamel sink unit with mixer tap, range of fitted Neff appliances including fan oven, microwave combination oven, warming drawer and induction hob with extractor above, fitted and concealed Bosch dishwasher, fitted and concealed Bosch fridge/freezer, pantry style cupboard, additional stainless steel sink, oak flooring with underfloor heating, double glazed sash windows to front and side and a pair of double glazed French doors leading out to the garden.

UTILITY CUPBOARD
with plumbing and space for automatic washing machine, wall shelving and Gloworm gas fired boiler providing domestic hot water and central heating system.

ON THE FIRST FLOOR

STUDY/LANDING
range of fitted book shelving, covered radiator, storage cupboards, double glazed window to the front (Agents' Note - this was originally designed as the 4th bedroom and this could be returned to bedroom use by installation of a studwork wall).

BEDROOM 1
coved ceiling, radiator, double glazed window to the front.

DRESSING ROOM
with coved ceiling, wall lights, walk-in wardrobe cupboard with sliding door with shelving and hanging rail.

ENSUITE SHOWER ROOM
fitted with white four piece suite comprising tiled shower cubicle with glazed door, low level w.c., bidet, wash hand basin with mixer tap and a range of fitted storage cupboards with mirrors, extractor fan, heated towel rail/radiator, linen cupboard with insulated hot water tank, tiled walls and floor, double glazed frosted sash window to the rear with shutters.

BEDROOM 2
coved ceiling, covered radiator, fitted double wardrobe cupboard, access to loft space, double glazed sash window to the front.

BEDROOM 3
coved ceiling, double wardrobe cupboard, covered radiator, double glazed window to the rear.

FAMILY BATHROOM
fitted with white three piece suite comprising panelled bath, separate shower unit above with glazed shower screen, pedestal wash hand basin, low level dual flush w.c., tiled walls and floor, heated towel rail/radiator, extractor fan, double glazed and frosted sash window to the rear with shutters.

OUTSIDE
Front garden with central pathway with gated access, lawn to either side with well stocked flowering and shrub beds and hedgerow. To the side of the property is a gravelled driveway with double width gates with access to rear garden.

Thoughtfully landscaped cottage style rear garden with paved patio area and covered seating area with

downlighting, lawn area with deep well stocked flowering and shrub beds, pergola with space for table and chairs below, raised beds with a magnolia tree.

DETACHED STUDIO/ANNEXE

DOUBLE GLAZED ENTRANCE DOOR

SITTING ROOM
full height feature vaulted ceiling with LED downlighters, high level double glazed window, wood flooring, double panelled radiator, large double glazed windows to two aspects and a pair of double glazed doors leading out to the garden.

KITCHEN
with oak working surfaces, single drainer stainless steel sink unit with mixer tap, range of fitted storage cupboards, fitted Neff electric fan oven with a 4 ring induction hob above and extractor fan, plumbing and space for automatic washing machine, fitted and concealed fridge/freezer, ceiling with downlighters, tiled floor.

SHOWER ROOM
fitted with white three piece suite, walk-in wet room/shower with glass screen, pedestal wash hand basin with mixer tap and low level dual flush wc., tiled wall and floor, ceiling with inset downlighters, extractor fan, heated towel rail/radiator.

MEZZANINE
with cupboard access to timber ladder, radiator, inset downlighters, double glazed window.

STORAGE SHED
wall mounted Ideal Logic gas fired boiler providing central heating and hot water, fitted shelving, power and light.

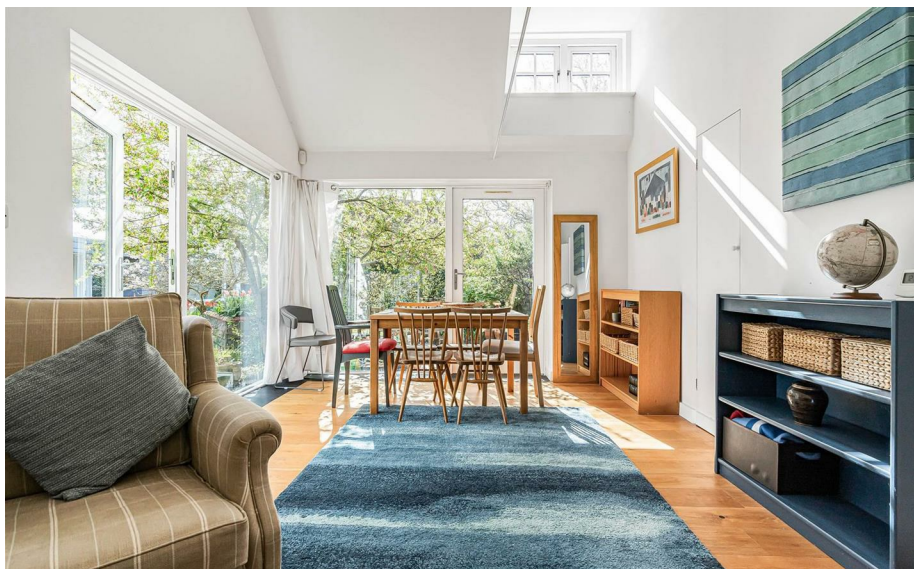




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £1,100,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – South Cambridgeshire



Approximate Gross Internal Area 2131 sq ft - 197 sq m

Ground Floor Area 1017 sq ft - 94 sq m

First Floor Area 746 sq ft - 69 sq m

Annexe Ground Floor Area 269 sq ft - 25 sq m

Annexe First Floor Area 99 sq ft - 9 sq m



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

