



Rooks Street, Cottenham, CB24 8QZ

CHEFFINS

Rooks Street

Cottenham,
CB24 8QZ

4 2 2

Guide Price £650,000

- Detached Edwardian Family Home
- Four Bedrooms
- Stylish Open Plan Kitchen/Dining Room With Bi-Folding Doors
- Principal Bedroom Suite
- Teeming With Character Features
- Off Road Parking
- Low Maintenance Garden
- Charming Two Storey Bay Window
- Implemented Planning Permission

A truly charming and elegant detached Edwardian family home, tastefully extended and enhanced by the current owners to create a highly versatile living space that perfectly blends period character with modern design. Featuring a stylish, contemporary open-plan kitchen and dining area, the property also enjoys a low-maintenance rear garden, conveniently located on a quiet residential street just moments from the heart of this well-served and highly sought-after village north of Cambridge.





LOCATION

Rooks Street in Cottenham is ideally located within this vibrant and well-connected village, offering a blend of rural charm and modern convenience. Cottenham boasts a wide range of local amenities, including a pharmacy, bakery, butcher, and a Co-op supermarket, along with independent cafes and restaurants that cater to everyday needs. The village is also home to a well-regarded primary school and Cottenham Village College, which provides secondary education and a community sports centre—making it a popular destination for families. Residents can also enjoy numerous clubs and societies, a modern community centre, and green spaces such as Broad Lane Recreation Ground, as well as access to the beautiful surrounding countryside. Transport links from Rooks Street are excellent, with regular bus services offering easy access to Cambridge city centre, just 6 miles away. For commuters, the nearby A14 and A10 provide quick connections to the M11, Ely, and beyond. Cambridge North railway station and the guided busway also offer efficient routes to London and surrounding areas, making Cottenham a perfectly placed location for both work and leisure.

STORM PORCH

corbels, brick archway, tiled flooring, EV wall mounted charging point surrounding the panelled glazed entrance door with lead light stained glass windows and window panelling surrounding leading through into:

ENTRANCE HALL

with original detailed tiled flooring, stairs rising to first floor accommodation, radiator, panelled doors leading into respective rooms.

FAMILY ROOM

with refurbished and treated exposed timber flooring, coved ceiling, sash window to side aspect, opening through into:

SITTING ROOM

with cast iron fireplace with wooden mantel and stone hearth with fitted shelving, bookcasing in recess of chimney breast, timber flooring, coved ceiling, wood panelling, sash window to front aspect as well as a bay made up of sash windows to front/side aspect with double panelled radiator underneath.

OPEN PLAN KITCHEN/DINING ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature, quartz work surface with inset one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 4 ring induction hob with extractor hood inset, integrated microwave oven, integrated and concealed fridge and freezer, pantry store, integrated and concealed dishwasher, integrated and concealed washer/dryer, wine cooler, inset LED downlighters, radiator, herringbone flooring, double glazed window overlooking garden, panelled door leading through into:

UNDERSTAIRS CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled flooring, shaver point, radiator, inset LED downlighters, extractor fan, sash window fitted with privacy glass out onto side aspect.

DINING ROOM

with herringbone flooring, wall mounted lighting, inset LED downlighters, sash window to front aspect, lantern, set of double glazed bi-folding

doors, window to the side providing views of the garden. Island with quartz working surface creating a breakfast bar or informal dining settings.

ON THE FIRST FLOOR

SPLIT-LEVEL LANDING

with lamp fittings, full height radiator, sash window to side aspect, stairs rising to second floor accommodation, panelled door providing access to understairs storage cupboard.

PRINCIPAL BEDROOM

with picture rails, radiator, sash windows to both side and rear aspect, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle, wall mounted shower head via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, undersink storage cupboard, tiled flooring, heated towel rail, inset LED downlighter, extractor fan, sash window to side aspect.

FAMILY BATHROOM

comprising of a four piece suite with panelled bath with hot and cold mixer tap and shower attachment, shower cubicle with wall mounted shower head, low level w.c., with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, storage cupboard housing wall mounted gas fired boiler with pressurised hot water cylinder, airing cupboard space, heated towel rail, shaver point, extractor fan, loft access, inset LED downlighters, sash window to side aspect.

BEDROOM 2

with coved ceiling, picture rails, radiator, sash window to front aspect with the second storey of the square bay window forming part of the 4 sash windows.

BEDROOM 4

with coved ceiling, wood panelling, windows to front aspect.

ON THE SECOND FLOOR

LANDING

with eaves storage, Velux skylight out onto rear aspect, panelled door leading through into:

BEDROOM 3

with eaves storage cupboards, radiator, Velux skylight out onto rear aspect.

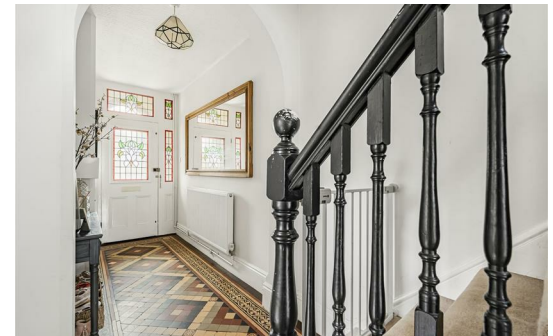
OUTSIDE

To the front the property is approached off Rooks Street via dropped tarmac kerb leading onto gravelled driveway with parking for multiple vehicles and is bordered by timber fencing and accessed via wrought iron gates. To the left hand side of the property is some raised beds full of mature shrubs and trees and also a mature Silver Birch located in the front corner of the driveway.

To the rear of the property is a well maintained space principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, this leads round to a summerhouse/storage shed with glazed double doors, the lawned area is bordered by well stocked bedding to either side and leads round to a raised timber decking area with pergola providing an additional entertaining space. To the side the paved patio area continues to provide a hardstanding area for another timber storage shed as well as a pathway leading round to a secure timber access gate to the front.

AGENTS NOTE

The property benefits from implemented planning permission which allowed the ground floor kitchen extension and creating a full dormer roof in the second floor. Planning ref: 22/00184/HFUL





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £650,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – South Cambridgeshire





Approximate Gross Internal Area 1630 sq ft - 151 sq m

Ground Floor Area 804 sq ft – 75 sq m

First Floor Area 596 sq ft – 55 sq m

Second Floor Area 230 sq ft – 21 sq m



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.

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.



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