

St. Catharines Hall, Coton, CB23 7GU

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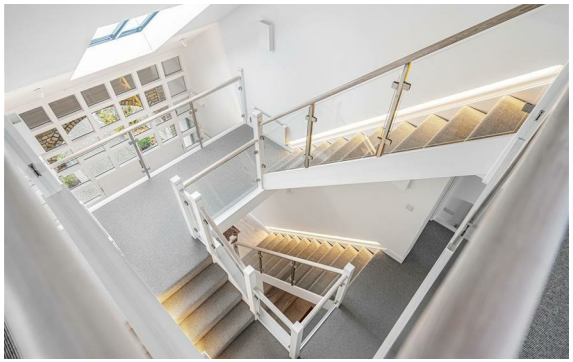
Guide Price £1,250,000



A most impressive and well-proportioned three-storey barn conversion, which has been substantially refurbished throughout by the current vendors, and finished to an exceptional standard throughout. The property occupies a particularly desirable position close to the church in this eagerly sought-after and well-served village, conveniently placed for access to major road links and Cambridge city centre, with a footpath and designated cycleway providing access to Cambridge. The property further benefits from beautifully landscaped gardens, enjoying attractive views across adjoining paddocks and the surrounding countryside. Footpaths adjacent to the building give full access to the whole 350-acre CPPF Coton Nature Reserve.






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. The protected cycleway & footpath give access to Cambridge (10 min by bike, 25min on foot).

DEEP ENTRANCE
with vaulted ceiling, outside lighting and a pair of timber entrance doors leading into the reception hallway.

RECEPTION HALLWAY
with galleried landing above and staircase rising to the upper two floors, ceiling with inset downlighters, wall lights, staircase with glazed balustrades, fitted bookshelving, Douglas Fir large plank floor, architectural radiators, and double glazed windows to the front and triple glazed roof lights.

CLOAK/BOOT ROOM
fitted with Duravit suite comprising low level dual flush w.c., wash hand basin with mixer tap, storage cupboards, recessed mirror with courtesy lighting, ceiling with inset downlighters, air vent, heated towel rail/radiator, Douglas Fir large plank floor, fitted bench with coat hooks and shelving above, automatic lighting.

OPEN PLAN KITCHEN/DINING/LJVING ROOM
Bulthaup kitchen area is fitted with a generous range of high quality soft close storage cupboards and drawers with stone working surfaces with matching upstands, one and a half bowl undermount sink unit with grooved drainer and mixer tap, island unit with six ring Siemens gas hob with matching brushed extractor above with drawers to front and rear, further Siemens appliances including a pair of electric fan ovens and warming drawer, fitted and concealed Miele dishwasher, fitted and concealed full height Siemens refrigerator, footed bookshelving and ceiling with a range of inset downlighters. Programmable lighting, Douglas Fir large plank floor. DINING AREA with a further range of fitted bespoke cabinetry with handleless cupboards, Douglas Fir large plank floor, double glazed doors to the rear with fitted blinds. LIVING ROOM AREA with additional lighting, fitted desk, wall shelving and cupboards, air vent, Douglas Fir large plank floor, within this room there are three radiators and triple glazed windows to the rear enjoying views of the gardens with paddocks and countryside beyond.

SCULLERY
working surface with space for a pair of freezers below, wall mounted storage cupboards, Douglas Fir large plank floor, air vent and automatic lighting.

UTILITY ROOM
rolltop working surfaces, inset single drainer sink unit with mixer tap, range of fitted cupboards and drawers including broom cupboard, plumbing and space for automatic washing machine, space for tumble dryer, heated towel rail/radiator, air vent, Douglas Fir large plank floor, courtesy lighting, airing cupboard housing pressurised hot water cylinder and slatted shelving.

BOILER/STORE ROOM
wall mounted Vaillant gas fired boiler providing domestic hot water and central heating system, water tank, log storage, additional coat hooks, wall shelving, Douglas Fir large plank floor, triple glazed and frosted window to the side, automatic lighting and door to front.

WORKSHOP/STORE
rolltop working surfaces, range of storage cupboards and drawers, wall mounted cabinets, wall shelving, coat hooks, cupboard housing consumer units, Douglas Fir large plank floor, triple glazed frosted window to the side, door leading to outside, automatic courtesy lighting.

ON THE FIRST FLOOR

LANDING
staircase leading to the first floor with return landing and glazed balustrades, triple glazed rooflight, wall lighting, ceiling with inset downlighters, air vent, radiators.

SITTING ROOM
with feature wood burner, range of shelving, lighting, wall lights, air vents, fitted cabinets and window seat with large triple glazed windows to the rear which are electrically operated with built-in lighting.

BEDROOM SUITE 1
part vaulted ceilings, range of fitted furniture including wardrobes, bedside cabinets, dressing tables and chest of drawers, reading lights, further lighting, radiator, and a pair of triple glazed windows.

ENSUITE SHOWER ROOM
with a walk-in shower tray with glazed screen, drencher shower head and separate hand held rose, recess with mirror, Duravit wash hand basin with mixer tap and dual flush w.c., storage cupboards, shaver point, fitted mirror, ceiling with downlighters, air vent, underfloor heating, heated towel rail/radiator, tiled floor.

BEDROOM SUITE 2
with part vaulted ceiling, downlighters, additional lighting, fitted furniture including wardrobes, bedside cabinets, dressing table and chest of drawers, reading lights, radiator, triple glazed windows.

ENSUITE BATHROOM
fitted with Duravit suite comprising low level w.c., wash hand basin with mixer tap, panelled bath with shower unit above and glazed shower screen, inset downlighters, courtesy lighting, fitted mirrors, air vent, underfloor heating, heated towel rail/radiator, tiled floor.

ON THE SECOND FLOOR

LANDING
double glazed windows to the rear, wall lighting, access to loft space.

BEDROOM 3
with access to eaves storage, radiator, double glazed windows to the front and rear.

STUDY LANDING/BEDROOM 4
with access to eaves storage, radiator, double glazed windows to the front and rear.

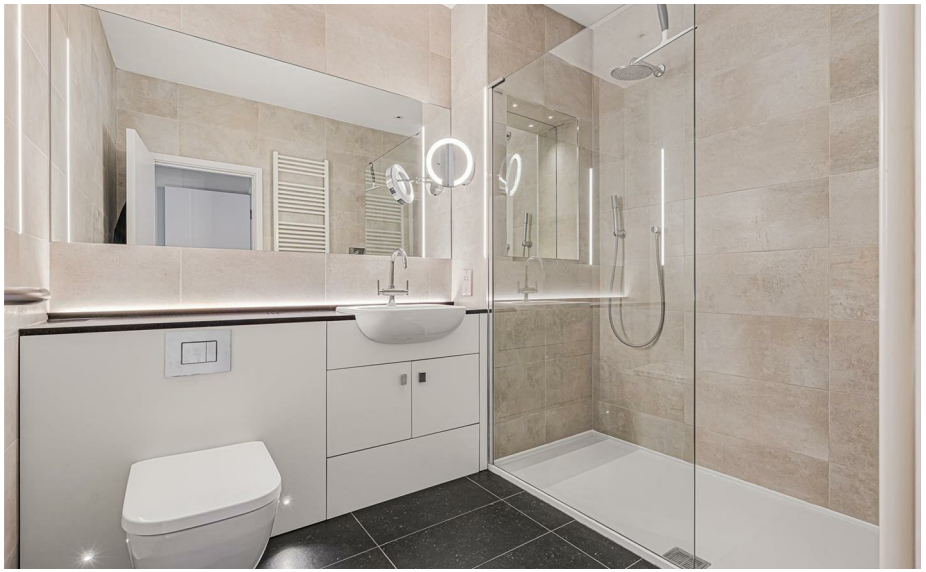
OUTSIDE
The front garden has a wide paved pathway leading to front door with flowering and shrub beds with a block paved parking space to either side and additional allocated parking opposite.

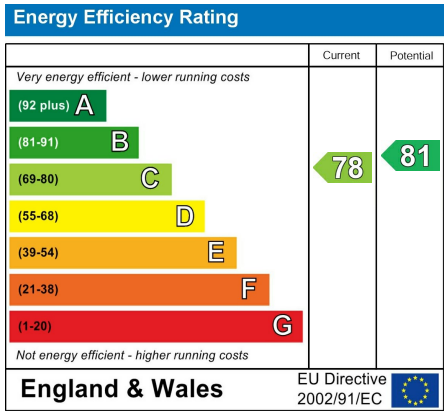
The rear garden has been sympathetically landscaped with a generous paved patio, covered seating area, gravelled beds, flowering and shrubs, hedgerow with water feature and enjoying views to the rear over the adjoining paddocks and countryside with gated pedestrian access.



















Guide Price £1,250,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire District Council



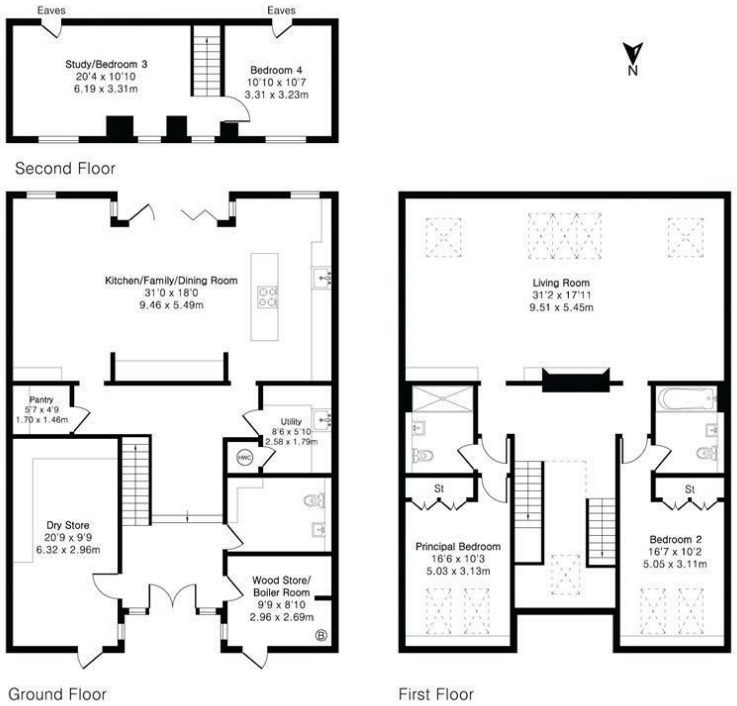






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Approximate Gross Internal Area 2959 sq ft - 274 sq m
Ground Floor Area 1293 sq ft – 120 sq m
First Floor Area 1327 sq ft – 123 sq m
Second Floor Area 339 sq ft – 31 sq m



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.

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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