



The Footpath, Coton, CB23 7PX

CHEFFINS

The Footpath

Coton,
CB23 7PX

A rather special opportunity to acquire this substantial detached residence, in need of sympathetic improvement and updating, enviably positioned within one of the most sought-after and well-served villages, offering excellent access to Cambridge city centre and major road links. The property stands proudly within its own grounds extending to approximately 0.27 of an acre, enjoying open views to the front across the village sports field and adjoining the village allotments to the rear. A nearby footpath, which is also a bridleway, provides a most attractive route leading directly into Cambridge via Adams Road.

4 2 2

Guide Price £850,000





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. Surrounded by beautiful open countryside and green spaces, the village provides a peaceful environment perfectly suited to families and those who enjoy outdoor living. Coton benefits from a strong sense of community and 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, 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. The historic city centre – renowned for its world-famous university, cultural attractions, and vibrant shopping and dining scene – is just a short journey away, making Coton the perfect choice for those seeking the calm of village life without sacrificing convenience.

TIMBER AND GLAZED ENTRANCE DOOR

into:

ENTRANCE PORCH

glazed to three sides, timber clad ceiling with inset downlighter, tiled floor with recessed matwell, double glazed and frosted door leading through to:

RECEPTION HALLWAY

staircase rising to the first floor with return landings, natural timber handrail, newel post and spindles, coved ceiling, radiator and a double glazed window to the front.

CLOAKROOM

comprising a two piece suite with low level w.c., wash hand basin with mixer tap and tiling to splashbacks, tiled floor, radiator, fluted glass window to the front.

KITCHEN/BREAKFAST ROOM

With kitchen comprising a collection of both wall and base mounted storage cupboard and draws, fitted with roll top worksurfaces, inset dual stainless steel sink, tiled splashback, space for cooker and dishwasher. wall mounted gas fired boiler providing hot water and heating for the property, tiled flooring, double glazed window overlooking garden, panelled glazed door leading through into:

SIDE ENTRANCE LOBBY

With two stores and further panelled glazed door onto side aspect.

SITTING ROOM

L-shaped room with two access doors, coved ceiling, open fireplace with stone surround and hearth, wall mounted lighting, radiators and a pair of double glazed sliding doors to the rear and double glazed door leading out to the rear.

DINING ROOM

with parquet flooring, coved ceiling, radiator, double glazed window to the front.

ON THE FIRST FLOOR

with coved ceiling, fitted double cupboard housing pressurised hot water cylinder and slatted shelving, further broom cupboard with shelving, access to loft space, radiator, and double glazed window to the front.

BEDROOM 1

range of fitted wardrobes, radiator, and double glazed window to the rear.

BEDROOM 2

fitted wardrobe cupboard, double panelled radiator, double glazed window to the front.

BEDROOM 3

fitted wardrobe cupboard, double panelled radiator, double glazed window to the rear.

BEDROOM 4

radiator, double glazed window to the front.

SHOWER ROOM

Fully tiled, with wall mounted electric power shower, extractor fan and lighting.

W.C. ROOM

With low level W.C. with hand flush, tiled surround and window to side aspect.

BATHROOM

Comprising a two-piece suite with panelled bath featuring separate hot and cold taps, and a hand wash basin with matching separate taps, all set against a tiled surround. The room also includes a heated towel rail, tiled-effect

flooring, and a double-glazed window providing an attractive outlook over the garden.

OUTSIDE

The property occupies a delightful and generous plot, set back from the road and approached via a large block-paved driveway providing ample parking and turning space. The driveway leads to a double garage with an up-and-over door, power and light connected, workbench, personal door to the rear, and a window overlooking the garden. The front garden is principally laid to lawn with well-stocked flowering and shrub borders, creating an attractive and welcoming approach to the house.

Opposite the property lies Coton Cricket Club, with its expansive green, football pitch, and tennis court, contributing to the pleasant and community-oriented setting.

The rear garden is of excellent size and enjoys a good degree of privacy, backing onto Coton Allotments and benefitting from gated access to the side of the property. It is mainly laid to lawn with well-tended herbaceous borders, mature trees, and a variety of established shrubs and plants providing seasonal interest. A paved patio area offers an ideal space for outdoor dining and relaxation, while a central pond adds further character and charm to this delightful outdoor space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £850,000

Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire District Council





Approximate Gross Internal Area 1655 sq ft - 154 sq m

Ground Floor Area 828 sq ft – 77 sq m

First Floor Area 827 sq ft – 77 sq m


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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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