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ROSLYN HOUSE, NEW ROAD, COTTENHAM, CAMBRIDGE, CB24 8RF

GUIDE PRICE £535,000

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Roslyn House, 1 New Road, Cottenham, Cambridge, CB24 8RF

A beautiful three bedroom, detached, family home finished to a high specification contrasted by attractive period features, with a plot size of approximately 0.278 of an acre and scope for extension, subject to the relevant consents.

3 bedrooms with en suite to the master bedroom - family bathroom - landing - hallway - dining room - living room - ground floor WC - utility room - kitchen/breakfast room - VELFAC and Marvin Architectural sash double glazed windows - gas fired central heating - sizeable rear garden - garage - no onward chain

Cottenham is a large & thriving village located approximately 7 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store and Pharmacy, two GP Surgeries, a Dental Surgery, Library, Primary School with Secondary School Education at Cottenham Village College, Church, Cottenham Community Centre, many Public Houses and Restaurants, as well as a point-to-point Racecourse. Cambridge is easily accessible with the A14 providing access to the M11 & A1 commuter roads.

Roslyn House represents a very rare opportunity to acquire a distinctive family home in a quiet secluded private road within this popular village. In 2008 the property was extended and fully renovated, with meticulous care taken to ensure the aesthetic appeal hasn't been compromised. The property benefits from recent improvements including a new roof, rebuilt chimneys, new electrics, damp and timber treatment. There is a hallway with a characterful stained glass door and stairs leading to first floor. The dining room is light and airy with a feature fireplace and understair storage cupboard. Adjoining this is a wonderfully spacious living room which benefits from a triple aspect and a gas fire with attractive surround and marble hearth. The centrepiece of the property is the spectacular kitchen/breakfast room with vaulted ceiling and exposed beams, stunning southerly elevation with natural wood VELFAC double glazed windows and doors opening onto the rear garden. The kitchen is fitted with a comprehensive range of units, sympathetically finished with solid oak block worktops, porcelain flooring and part-tiled walls, integrated Bosch double oven, ceramic hob and extractor, integrated

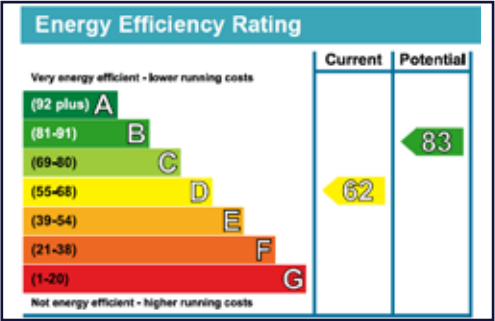


Electrolux fridge/freezer and dishwasher. Completing the ground floor accommodation is a spacious utility room with further matching units, space for additional appliances, airing cupboard housing a fitted Vaillant condensing-boiler, pressurized hot water cylinder, and door to the rear garden. Additionally on the ground floor is a cloakroom fitted with a modern white suite, complemented by part-tiled walls.

Upstairs there are three double bedrooms, bedroom one including a dressing area with two built-in cupboards, additional storage cupboard and an en suite bathroom comprising low-level WC, bidet, stylish sink unit in an oak vanity unit and an oak panelled bath. Bedroom two includes a multi-room Sky point and an attractive feature fireplace. The well equipped family bathroom includes a bath, separate shower cubicle and WC. A skylight located in the landing provides additional light to the first floor.

Outside the front of the property is a small garden laid to shingle for ease of maintenance, enclosed by railings and brick walls with block paved pathway leading to the entrance. A driveway to the side of the property provides off-road parking leading to a tandem length garage with workshop, Hörmann electric up-and-over door, power, eaves storage and a double glazed VELFAC door leading to the outside. Of particular note is the spacious south-facing rear garden, split into two sections. The first section has a block paved patio, lawned area with timber framed summerhouse and ornate pond.

Energy Efficiency Rating



The full version is available on our website or on request.

The second section is lawned, the plot extending to approximately 0.278 of an acre, subject to survey. The garden, as a whole, is part-bordered by various bushes, plants and trees and enclosed by fencing.

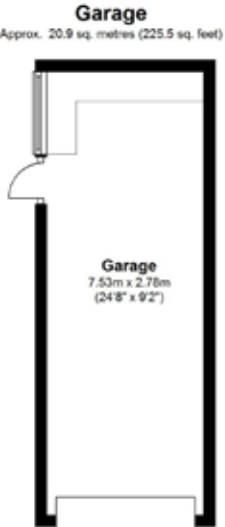
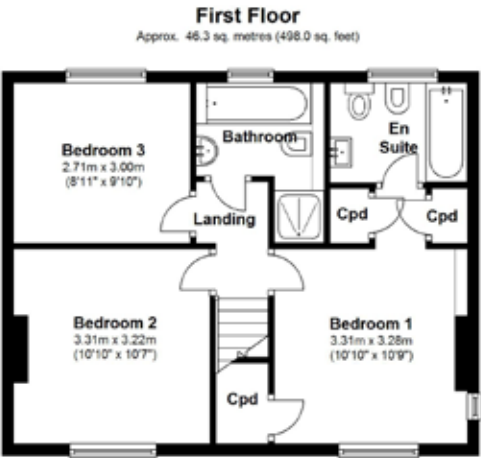
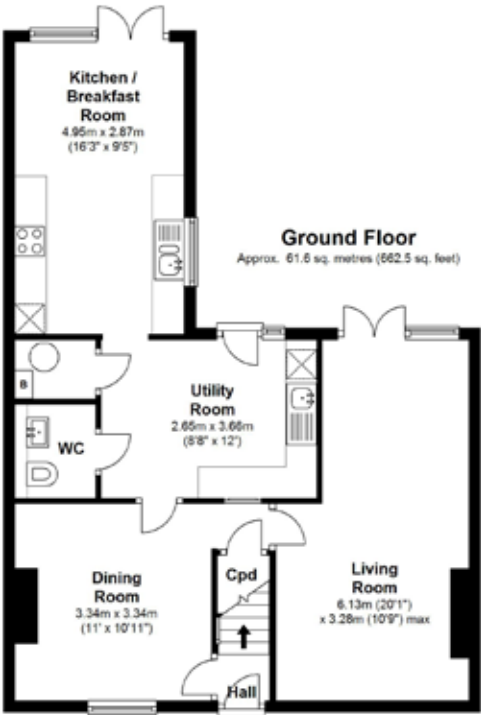
The charm, individuality and character of this home demands an early viewing.

Services

All mains services are connected.

Tenure

The property is being offered for sale freehold with vacant possession upon completion.



Total area: approx. 128.8 sq. metres (1386.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

NOT TO SCALE: For guidance purposes only

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Agent's Note

The seller intends to place a Covenant on the site, restricting this to one dwelling only; details of which are yet to be confirmed.

Local Authority

South Cambridgeshire District Council.

Tel: 03450 450 500.

Tax Band: C

Features of Note

- Well balanced accommodation incorporating both contemporary and period features
- Includes VELFAC and Marvin Architectural composite windows
- Sizeable, mature, plot of approximately 0.278 of an acre, STS



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