

Smithy Fen, Cottenham, CB24 8PT

CHEFFINS

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Cottenham,
CB24 8PT

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Guide Price £825,000



A substantial, modern, detached residence extending to about 2,861 square feet, standing well within its own delightful established grounds, which are predominantly laid to lawn and incorporate a number of special features. The grounds also include very useful outbuildings, a detached annexe, and a range of dilapidated pole barns. Additionally, there are two further parcels of land close by—one approximately 9 acres and one about 4.6 acres—available by separate negotiation. The property is located on the outskirts of the well-sought-after and well-served village of Cottenham, about 7 miles from Cambridge.









LOCATION

Smithy Fen is located on the outskirts of 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, greengrocers, 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. Cottenham benefits from a 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.

DOUBLE GLAZED AND PANELLED ENTRANCE DOOR
under entrance canopy leading to:

ENTRANCE PORCH
with coved ceiling, radiator, double glazed windows to front and side, twin double glazed doors through to:

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

LIVING ROOM
feature fireplace fitted with log burning stove, oak bressumer, natural brick chimney breast, brick hearth, log stores, coving, double panelled radiators, double glazed windows to three aspects and double glazed doors to the rear leading out to the garden. Open through to:

STUDY
with coving, double panelled radiator, twin panelled and glazed doors through to:

DINING ROOM
with coved ceiling, a pair of radiators, double glazed windows to the side and rear and twin double glazed doors leading out to the garden.

KITCHEN
fitted with a generous range of wood fronted cabinets to base and eye level with granite working surfaces, tiling to splashbacks, Britannia cooking range with extractor hood above, plumbing and space for dishwasher, space for fridge, space for freezer, a pair of double glazed windows, coved ceiling with inset downlighters, open through to:

BREAKFAST ROOM
with coved ceiling with downlighters.

OFFICE
with coved ceiling, double panelled radiator, double glazed window to the front.

BATHROOM
with curved bath with shower head attachment, low level wc, pedestal wash hand basin, radiator, double glazed window to front aspect

REAR HALL
radiator, coat hooks, storage cupboard, panelled and double glazed door leading out to the garden.

UTILITY ROOM
rolltop working surface, plumbing and space for automatic washing machine, space for tumble dryer, coved ceiling, double glazed window to the side.

ON THE FIRST FLOOR

LANDING
with access to loft space, coved ceiling, radiator, storage cupboard and a pair of double glazed windows to the front.

BEDROOM 1
coved ceiling, fitted wardrobe cupboard, radiators, double glazed window to the rear, twin double glazed doors to the side leading to balcony.

ENSUITE SHOWER ROOM
tiled shower cubicle, glazed sliding door, a pair of wash hand basins with storage cupboards below, tiled walls, double panelled radiator, extractor fan, double glazed window.

BEDROOM 2
coving, radiator, double glazed windows to the rear and side, double glazed door leading out to balcony.

ENSUITE SHOWER ROOM
tiled shower cubicle, glazed door, pedestal wash hand basin, low level w.c., radiator, tiled walls, coved ceiling, extractor fan, double glazed window to the front.

BEDROOM 3
coved ceiling, radiator, double glazed window to the rear, double glazed door leading out to balcony.

BEDROOM 4
fitted cupboard housing insulated hot water tank and slatted shelving, radiator, double glazed window and double glazed door leading out to balcony.

LARGE BALCONY
with access to the four bedrooms with metal railings and views over the gardens and adjoining farmland.

SHOWER ROOM
tiled shower cubicle, glazed doors, pedestal wash hand basin, low level w.c., radiator, part timber panelling to walls, coved ceiling with extractor fan, double glazed window to the front.

OUTSIDE
The property stands in its own generous grounds with vehicular access via metal gates to an extensive gravelled driveway, parking for numerous vehicles and a vehicular track that leads to a range of buildings situated at the end of the grounds.

Extensive grounds principally laid to lawn, hedgerow and fencing.

DETACHED STUDIO/ANNEXE
with weatherboarded elevations under a pitched felt roof with double glazed entrance door to:

ENTRANCE PORCH
and double glazed doors leading through to:

LIVING ROOM
electric radiator, a pair of double glazed windows.

POTENTIAL KITCHEN
rolltop working surfaces, single drainer stainless steel sink unit with mixer tap, space for fridge, space for cooker, double glazed window.

ELECTRIC SAUNA

SHOWER ROOM
low level w.c., tiled shower cubicle with electric shower unit, electric radiator, extractor fan.

BEDROOM
electric radiator, double glazed window.

OUTSIDE
Various timber storage sheds and a useful range of pole barns and storage to the rear.

AGENTS NOTE
The owners current intention to leave the antique teak furniture in the living room with the property.











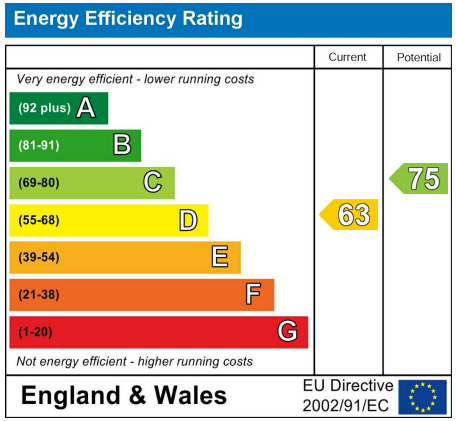




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Guide Price £825,000
Council Tax Band - D
Local Authority - South Cambs

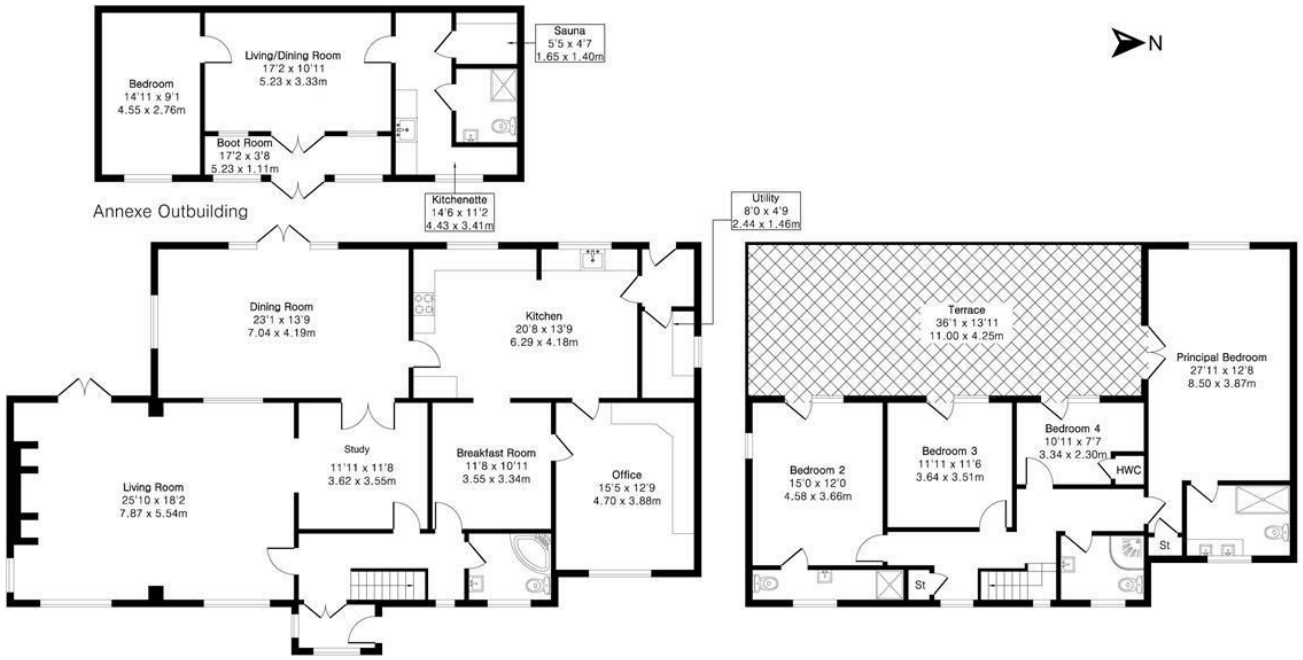








Approximate Gross Internal Area 2861 sq ft - 266 sq m
(Excluding Outbuilding)
Ground Floor Area 1832 sq ft – 170 sq m
First Floor Area 1029 sq ft – 96 sq m
Outbuilding Area 571 sq ft – 53 sq m



PINK PLAN

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

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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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