



333 High Street
Cottenham | Cambridge | Cambridgeshire | CB24 8TX

FINE & COUNTRY

333 HIGH STREET







KEY FEATURES

This meticulously restored medieval hall, located overlooking the tranquil village green, steeped in a rich history. This unique property offers additional accommodation thoughtfully created within sympathetically converted attached outbuildings offering the option of a self-contained annexe.

As you step inside the welcoming entrance hall, a spindle staircase leads to the first and second floors. Doors open onto two dual-aspect reception rooms, exuding period features. One of these rooms features a stunning brick inglenook fireplace adorned with an oak Bessemer beam and an ornate stove. The sitting room boasts a magnificent fireplace and exposed beams, offering cozy warmth in the winter and cool respite in the summer.

The heart of this home lies within the vaulted kitchen breakfast room, a space of particular distinction. Conservation skylights bathe the area in natural light, and as you move around the Aga, the period grandeur of the medieval hall seamlessly melds with the contemporary outbuilding conversion, creating an exceptional space for both entertaining and daily life. This exceptionally flexible area, with stone floor and underfloor heating throughout, extends to provide a secondary kitchen, boot room, cloakroom, studio, and an en-suite bedroom. It can be utilised as a self-contained annexe, perfect for guests, multigenerational living, or staff accommodation. Alternatively, it can be incorporated into the main house effortlessly. The studio itself offers a soaring vaulted ceiling, creating an inspiring space adorned with luxurious materials and fittings, it also has bifold doors that open onto the south facing patio and garden.

The principal bedroom is served by an en-suite, featuring a large freestanding bath with separate shower and dressing room, accessed through a discreet hidden door. The guest bedroom and bedroom four also enjoy the privilege of an en-suite, while the remaining three bedrooms share a well-appointed family bathroom.

Moving outside, this house is nestled behind a charming wall. A path, lined with carefully maintained box hedges and lush lawns, leads you to the inviting front door. A delightful knot garden warmly welcomes you into the property. The beautifully landscaped rear garden, enclosed by 6-foot-high wall provides privacy and security. A covered veranda adorned with a mature grapevine, creating an idyllic spot to gaze over the lawns and abundantly stocked borders. The kitchen garden is both ornamental and productive, boasting an array of fruit trees and flourishing growing beds. The driveway accommodates parking for five cars plus an electric car charger and leads to the double garage, complete with extensive storage space above.

















SELLER INSIGHT

“Cottenham is a vibrant village just five miles from the beautiful city of Cambridge and here, in its centre, overlooking the village green, stands this magnificent family home, one which contains an abundance of fascinating history. It has been the family home for its owners for the past twenty-three years and has been the subject of a comprehensive renovation and enhancement project.

When the present owners first viewed this house, despite its somewhat dilapidated and unloved condition, they were fascinated by its history, obvious potential and came to live here. Once a medieval hall dating back to 1450, and, if walls could talk, what stories these walls could divulge. Using professional, skilled craftsmen, as the owners peeled back years of coverings, the beauty of the property gradually unfolded. Fabulous fireplaces, its beautiful honey oak floors are just a few of its discoveries. There have been some Georgian and Victorian additions throughout the years, especially the Georgian windows, but these now blend in quite seamlessly with the older parts.

The owners have discovered lots of fascinating artefacts, some dating back to the Elizabethan age, many of them now in the care of the Cambridge Trust. One fascinating discovery was a tiny button in a fireplace surround commemorating the baptism of a little girl named Elizabeth, who's family tree traced her to a relative of Thomas Tenison, the Archbishop of Canterbury. The house is now an outstanding testament to the love and care given to it by its present owners and it is, indeed, a beautiful home, one which respects its past but has all the comforts and luxuries of modern day living. It is certainly a home which the owners love to share with their friends and gatherings at Christmas and New Year when the house is adorned, are very special occasions.

The garden has been given as much loving attention as the house and is a delight. A favoured place on which the owners like to relax is the beautiful Victorian veranda that provides access to the garden irrespective of the weather. The house is in the ideal position to make the most of sun. Early morning sunlight enters the rear and master bedrooms, into the rear garden until late afternoon and setting over the village green to the front elevation.

The owners can feel justly proud in their achievement in the completion of this huge programme to ensure this wonderful home is ready for its new owners to enjoy their life here, surrounded by such history but in such luxurious comfort.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













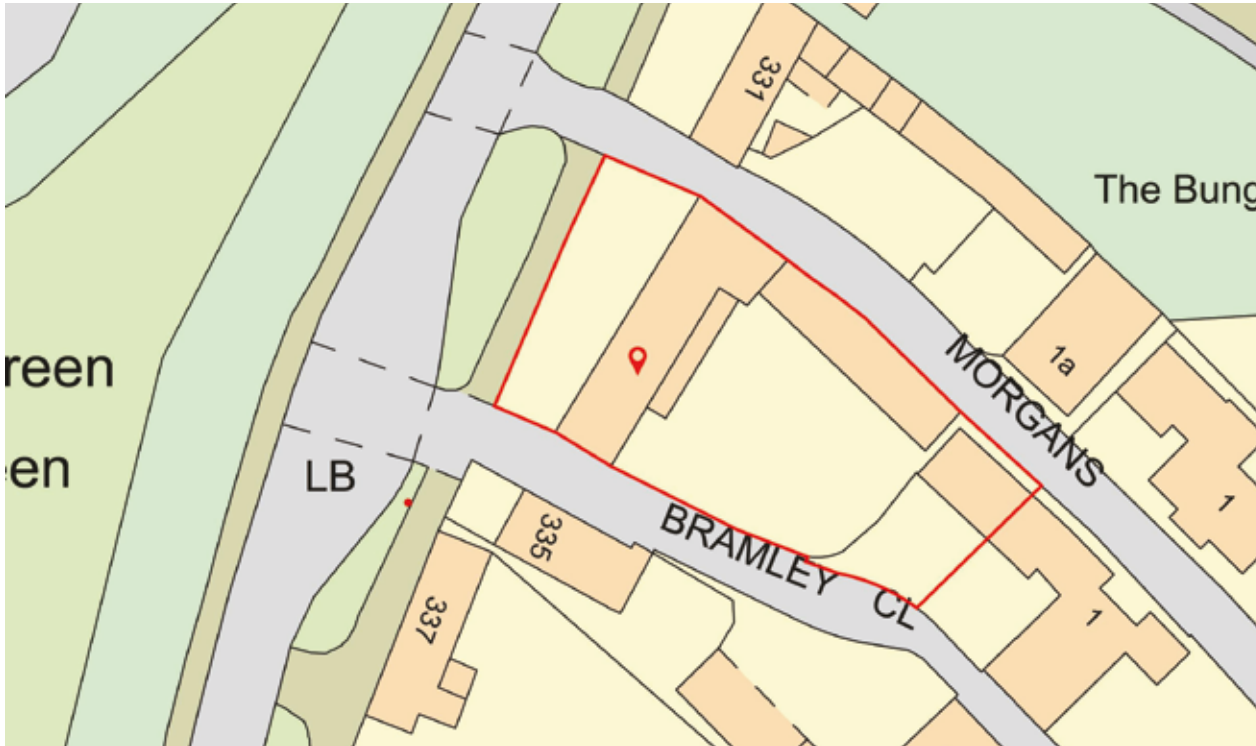
Village Information

This charming village preserves its agricultural heritage while enjoying an advantageous location just five miles north of the beautiful University city of Cambridge. This vibrant community boasts a wide array of social, recreational, and educational amenities, such as shops, restaurants, pubs, a post office, a church, two doctor's surgeries, a dentist, a library, a pharmacy, butchers, bakers, as well as a village hall. Additionally, Cottenham offers convenient access to major roadways (A14, M11) and is within close proximity to key railway stations: Cambridge North and Waterbeach, providing direct connections to both Cambridge and London's west-end via Kings Cross or the City via Liverpool Street stations.

Education

Nearby Schools are Cottenham Primary School, Ofsted rated good. Cottenham Village College offers both a secondary school and sixth form, in addition to adult education programs and a multitude of after-school activities, a sports centre, and is also Ofsted rated good. There are multiple Independent Schools in Cambridge, which are easily accessible from Cottenham.

INFORMATION



- Extensive Living Space
- Period Features
- Annexe Potential
- Restored Medieval Residence
- Sought After Location
- Great Access to Cambridge/London

Agents Notes

Tenure: Freehold

EPC: Exempt - Grade II

Local Authority: South Cambridgeshire District Council

Council Tax Band: G

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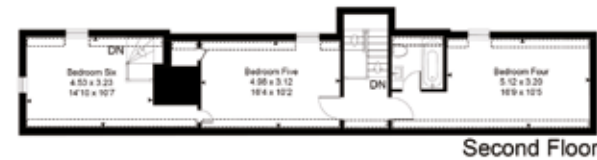
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333 High Street, Cottenham, Cambridge CB24 8TX
 Approximate Gross Internal Area = 400 m² / 4305 ft²
 Garage = 42 m² / 452 ft²
 Total = 442 m² / 4757 ft²

 = Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2023



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FINE & COUNTRY

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