



Contemporary conversion of former granary

The Granary, St Catherines Hall, Coton, Cambridge CB23 7GU

Freehold





Local information

- Coton is a popular and well-served village approximately 3 miles to the west of Cambridge city centre. Local facilities include a 'gastro' pub (The Plough), a village hall – which also incorporates Coton cinema, a football club, cricket club, bowls club and a recreation ground. To the northern side of the village is Coton Orchard Garden Centre with its popular farm shop, post office, coffee shop and an aquatic centre.

- There are both a pre-school and primary schools in the village, the latter feeds into the well-regarded Comberton Village College. In addition there are independent schools for all age groups within Cambridge city centre which can be accessed on foot or cycle via 'Coton footpath' which crosses the M11 over a dedicated bridge, passes south of the West Cambridge University site and the University Sports Ground at Wilberforce Road, over the river Cam via Garrett Hostel Lane and Senate House Passage into the historic market square.

- The M11 (south) is situated about 1 mile from Coton and Cambridge railway station has train services into London with a journey time of around 48 minutes. The A428, 2 miles to the north leads eastward to the A14 East Coast trunk Road and north to the A1, M1 and M6. To the west it leads to the A1 at St Neots which also leads south to the

M25 and London.

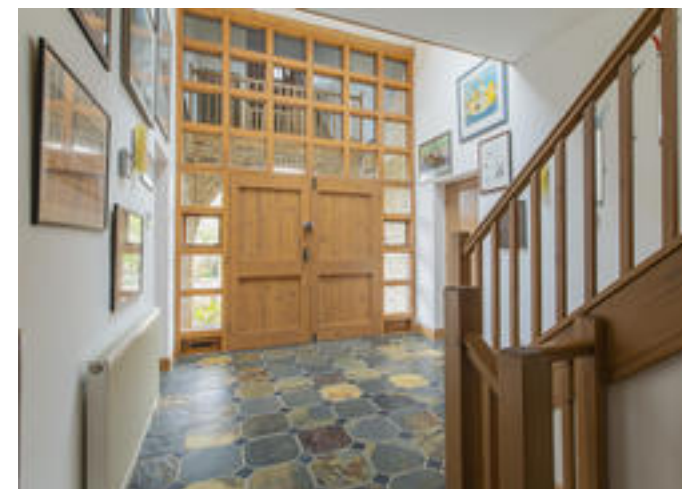
(All distances and times are approximate)

About this property

St Catharine's Hall is an interesting conversion which originally dated from the latter part of the 19th century. Converted in 1997 this is a small scheme comprising only five units with The Granary being situated centrally in the building.

The property has accommodation laid out over three floors extending to 2,200 sq ft. The main rooms are south facing and enjoy outlooks over the garden and paddock land beyond. On the ground floor the entrance hall is vaulted to full height with the staircase rising centrally and has doors to the two integral garages to either side. To the rear is the sitting dining room with French doors out into the garden and an open fire place. The kitchen is fitted with contemporary cabinetry with Corian work surfaces over and a range of integrated appliances including a Siemens gas hob, with Miele extractor hood over, an electric oven and separate combination microwave, Bosch dishwasher and Liebherr larder fridge. A cloakroom with shower and utility room are also found on this floor.

At first floor level is the main reception room, which has a balcony facing south with great views and a feature brick



fireplace. The main bedroom has an en suite bathroom and on this floor is also a guest bedroom and the refurbished family bathroom. On the second floor there are two further bedrooms with Velux rooflights and a storage cupboard.

Outside

The scheme is approached over a shared block paviour drive, there are two parking spaces in front of the garages with planting in between and situated opposite are two further allocated spaces. The rear garden is laid to lawn with a hedged rear boundary and some shrubs.

Tenure

Freehold

Local Authority

South Cambridgeshire District
Council: Council Tax Band G

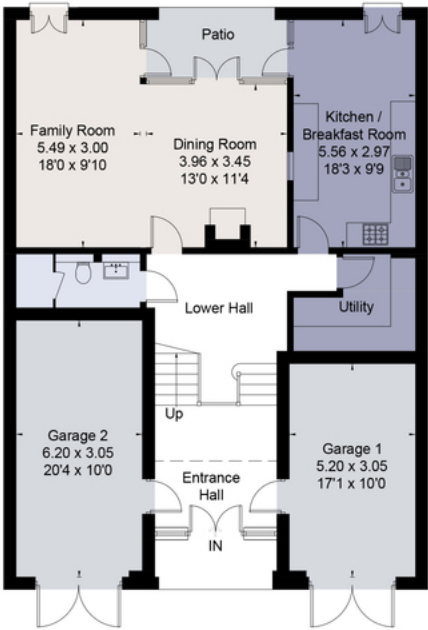
Viewing

Strictly by appointment with
Savills

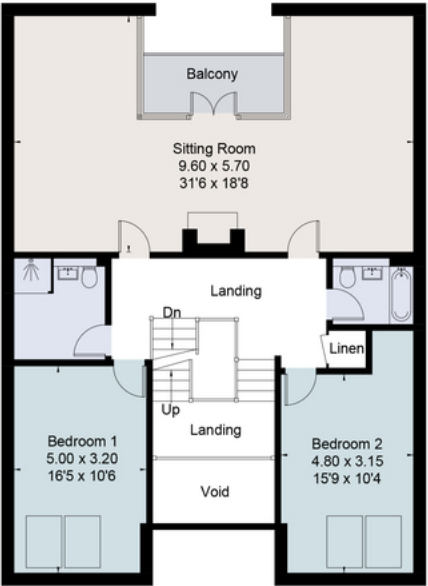




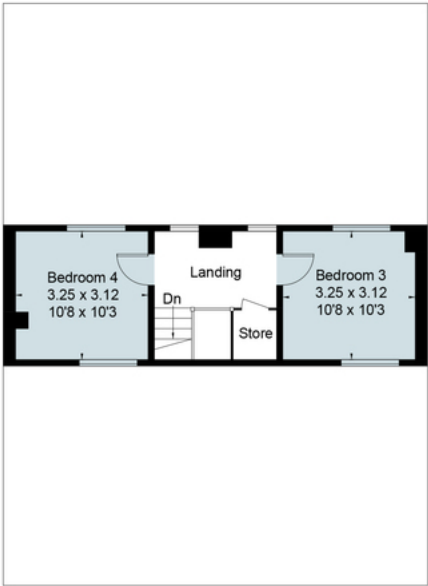
Approximate Floor Area = 204.4 sq m / 2200 sq ft



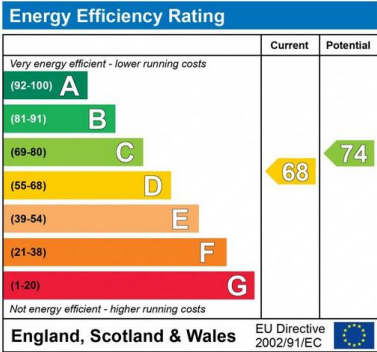
Ground Floor



First Floor



Second Floor



Drawn for illustration and identification purposes only by fourwalls-group.com 265571

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02020180 Job ID: 146395 User initials: 201005VP