

THE MODERN HOUSE



Cottenham, Cambridgeshire
£350,000 Freehold (plot of land with planning permission)

Rampton Road

Occupying a sought-after end-of-terrace plot in the Cambridgeshire village of Cottenham, the site offers an exciting opportunity to build a three-storey modern home to the plans of London-based architect Louis Scott. Full planning has been granted for a sophisticated architectural concept of around 1,500 sq ft, which will pair a tactile material palette with excellent natural light. Landscaped gardens will optimise the far-reaching views across the surrounding open countryside.

Full details of the planning documents can be found [here](#). Build costs are estimated to be in the region of £250,000. More information is available on request.

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East Anglia

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The Tour

Located at the south-west edge of Cottenham, the site is bounded to the north and west by agricultural land within the village development envelope. Private off-street parking lies to the front of the house, with the primary entrance to be set on the westerly façade. Materials will be in keeping with the local vernacular: reclaimed Cambridgeshire stock brick, paired with expansive glazing constructed of coated metal frames.

The ground-floor level will house an open-plan living space with a dining room and kitchen, organised on the south-west of the plan. Floor-to-ceiling expanses of glazing would bring excellent light through the course of the day. Two of the three bedrooms will occupy the first floor, each with en suite bathrooms. The third bedroom will be set on the top floor, with extensive storage set into the eaves.

Outside Space

The proposed landscaping would include native box hedging and perennial planting at the front and back, with a line of birch trees defining the boundary and providing additional privacy. The rear of the property will be given over to soft landscaping to encourage biodiversity and stretches of lawn and sunny terraces will provide plenty of scope for eating outside.

The Area

Cottenham is a friendly village on the Fen Edge, around six miles to the north of Cambridge, with a high street of shops and a primary and secondary school. Surrounded on all sides by agricultural land and open countryside and close to the River Great Ouse and the RSPB Ouse Fen Reserve, the site lies within easy reach of striking and ecologically diverse nature walks.

Cambridge is around five miles south, and a 25-minute drive away. Relatively intimate in scale, Cambridge offers some of the country's best shops, dining opportunities and cultural events. Its striking historic architecture and world-class university might have established its international reputation, but newer additions have proven it to be a city perfect for modern living. Local food favourites include Fitzbillies, The Garden Kitchen and Fancett's, while the exceptional house-gallery Kettle's Yard is always worth a visit.

For more of our recommendations in Cambridge, see our local's guide.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.