



Stocks Close, Bottisham, CB25 9BY

**CHEFFINS**

## Stocks Close

Bottisham,  
CB25 9BY

A unique and very exciting opportunity to acquire a well proportioned, modern, detached house in a delightful and tranquil position at the end of a long driveway, on the edge of a small, select scheme together with a truly remarkable and generous plot extending to about 0.34 of an acre.

4 2 2

**Guide Price £750,000**





## LOCATION

The property is situated at the end of a cul-de-sac and is part of a small select residential scheme, delightfully located close to the heart of this highly sought after village with its own excellent range of local amenities including shops, doctors surgery, fine church, primary school and village college which provides secondary education and leisure facilities. The village is also conveniently located for access to major routes and is so well placed just 4 miles east of the university City of Cambridge.

**FRONT ENTRANCE DOOR**

to:

**ENTRANCE LOBBY**

with door off to:

**CLOAKROOM**

with low level w.c., wash hand basin, radiator, glazed window to side aspect with frosted glass, part glazed door leading through to:

**ENTRANCE HALL**

with radiator, built-in storage cupboard downstairs and staircase off to first floor.

**SITTING ROOM**

A generous room full of light from the large sliding sash windows to front aspect, full height sliding double glazed patio doors leading to the rear terrace and gardens. Central brick fireplace (currently sealed) with exposed brick chimney breast and tiled hearth, two radiators.

**DINING ROOM**

with radiator, sliding glazed sash windows to front aspect.

**STUDY**

with radiator, large built-in storage cupboard and sash windows to rear aspect overlooking the gardens. Door to:

**KITCHEN/BREAKFAST ROOM**

with inset stainless steel sink unit with mixer taps and cupboards below, extensive fitted base units comprising worktops with cupboards and drawers below, integrated Hotpoint oven and grill, 4 point gas hob set into the worktop with extractor cooker hood above and tiled splashbacks, range of wall storage cupboards and glass fronted display cabinets, space for upright fridge/freezer, double radiator, space and plumbing for dishwasher,

double radiator, sliding glazed sash windows to side aspect and door to:

**UTILITY ROOM**

with stainless steel sink unit with cupboards beneath, fitted worktop to side with space and plumbing below for washing machine, wall storage cupboard, wall mounted boiler for central heating, sliding glazed sash window to rear aspect, part glazed door leading to enclosed paved side terrace and gardens.

**ON THE FIRST FLOOR****LANDING**

with trap door to roof space, built-in airing cupboard housing hot water cylinder, double radiator, sliding glazed sash windows to front aspect with a view over neighbouring gardens towards the church tower.

**BEDROOM 1**

with radiator, a pair of sliding glazed sash windows to rear aspect overlooking the gardens, a pair of built-in double wardrobes and door to:

**ENSUITE BATHROOM**

with bath with shower attachment, ceramic tiled walls around, pedestal wash hand basin and low level w.c., radiator, wall mounted towel rail.

**BEDROOM 2**

with radiator, built-in double wardrobes, sliding glazed sash windows to front aspect with distant view of the church tower.

**BEDROOM 3**

with radiator, sliding sash windows to front aspect with views over rooftops and gardens towards the church tower, range of built-in wardrobes.

**BEDROOM 4**

with radiator, sliding glazed sash windows to rear aspect.

**BATHROOM**

with suite comprising bath, pedestal wash hand basin and low level w.c., built-in tiled shower cubicle with sliding glazed doors and wall mounted shower unit, frosted glazed window to rear aspect, radiator, wall mounted towel rail.

**OUTSIDE**

To the front of the property there is a garden area laid to lawn with shrubs to side and pathway leading to side gated access and rear garden. There is also a shinglestone courtyard style parking area and driveway adjacent to which is a DETACHED DOUBLE GARAGE and a pair of wrought iron gates leading to a further pebblestone parking space and the main gardens.

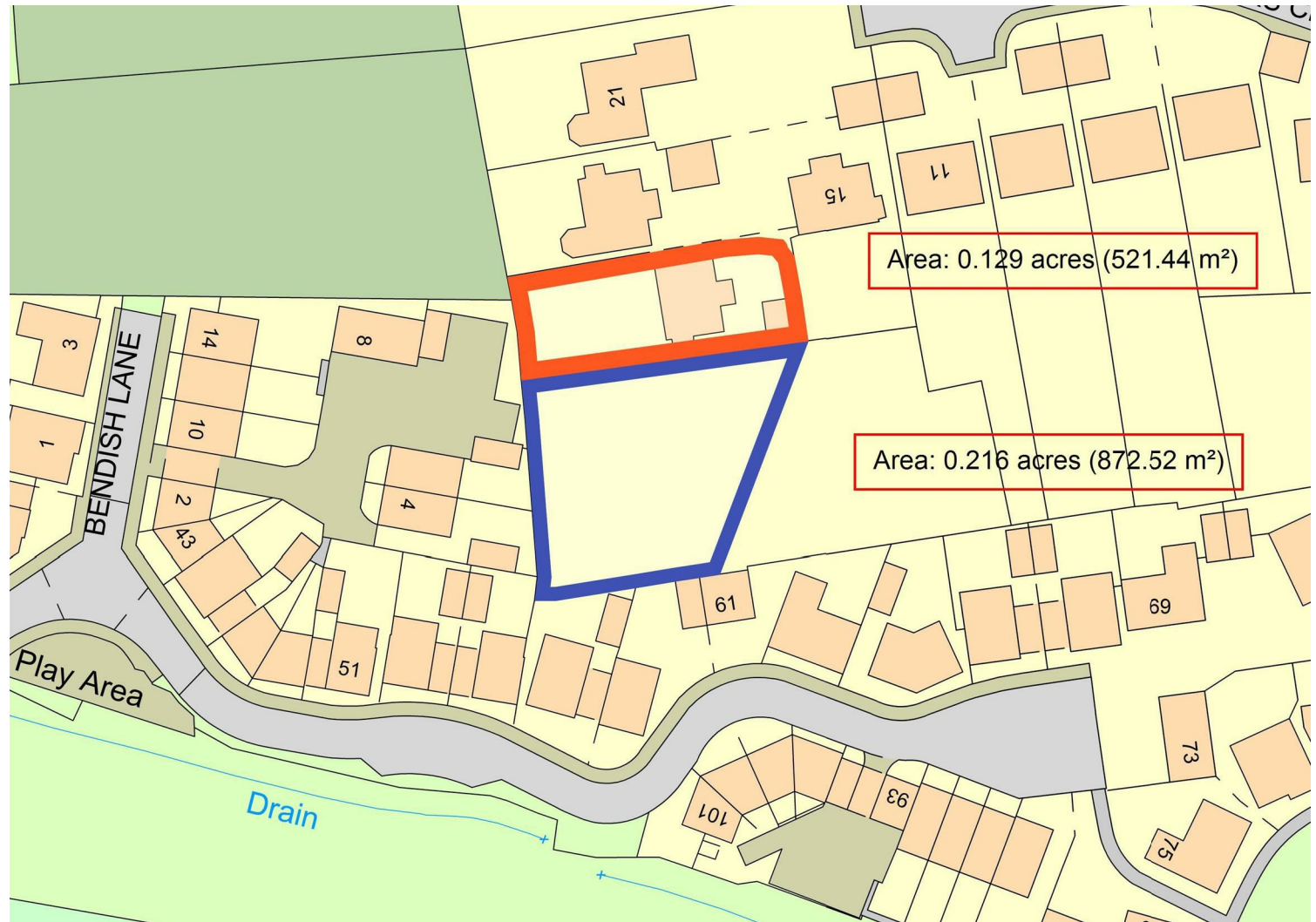
The main gardens are located mostly to the side of the house and are principally laid to lawn with a great variety of mature trees, shrubs and borders around. From the garden there are a pair of wooden gates which give access to St Petersfield which is a neighbouring development and there is a pathway which in turn leads to fields and a children's play park. To the rear of the property there is a further enclosed garden laid to lawn with a large paved terrace with outside light and outside tap. There are also a variety of mature shrubs and well stocked borders to side.

**AGENTS NOTE**

The adjoining land, marked in blue and under a separate title, is currently under a covenant stating that it is to be used as garden land only. This parcel of land may be sold subject to an uplift clause with regards to future development.

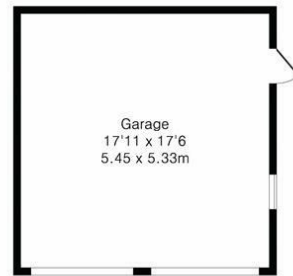


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £750,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambridgeshire District Council



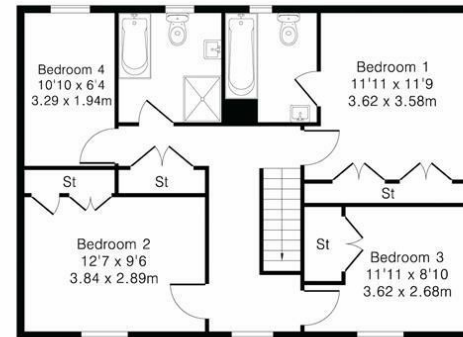


Garage

Approximate Gross Internal Area 1503 sq ft – 140 sq m  
 Ground Floor Area 795 sq ft – 74 sq m  
 First Floor Area 708 sq ft – 66 sq m  
 Garage Floor Area 313 sq ft – 29 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.