



Tunbridge Close, Bottisham, CB25 9EB

CHEFFINS

Tunbridge Close

Bottisham,
CB25 9EB

5 3 3

Guide Price £800,000

- Substantial Detached Family Residence With High Levels Of Charm & Character
- May Need Some Sympathetic Updating to Taste
- 5/6 Bedrooms
- Expansive En-Suite Bedrooms On Both Ground & First Floor
- Mature, Part Walled Garden, Extending To Approx. 0.25 Acres
- Remarkable Central Village Location With Ease Of Access To Amenities
- Offered With No Onward Chain
- Premium Bespoke House Designed and Built by Current Owner

An excellent opportunity to acquire this rather imposing and substantial detached residence with its own distinctive and unique ambiance, incorporating many features of individual character, with accommodation spanning across 3757sqft, occupying a most tucked away position in the highly sought after and well served village of Bottisham. The property is offered with no onward chain.





LOCATION

The property is located in a secluded setting, which is considered to be one of the most desirable positions within the village. Bottisham is a highly sought after village, steeped in history and well known for its attractive village centre. The village enjoys a vast range of local amenities, many of which are just a short walk away, including multiple restaurants/eateries, village shop/post office, pharmacy, hairdressers and a public house. A short journey to Cambridge, a university town, provides access to a wealth of amenities and river frontage. In the other direction lies the popular and well served racing town of Newmarket with a whole host of amenities, including a train station. Another huge attraction to the village itself is the fantastic schooling options available, in particular Bottisham Village College which has recently been rated outstanding by Ofsted as well as ease of access to Cambridge schooling options such as Hills and Long Road sixth form colleges. The tranquil and rural setting is further enjoyed by the short walk to Anglesey Abbey. The village is also well placed for the commuter, as Cambridge has its own train station (7 miles away) into London within an hour as well as Cambridge North (6.5 miles away). A short journey to Newmarket also provides access to a station which links Ipswich and Cambridge. It's also well placed for access to major routes including the A14, A11 and M11 motorway. The Village College also offers excellent leisure amenities and the village itself provides an extensive choice of various societies and a wonderful community spirit.

COVERED ENTRANCE PORCH

with block paved flooring covering the timber panelled entrance door with side frosted and stained glass window leading through into:

ENTRANCE HALL

with inset footwell, wood effect parquet style flooring, coved ceilings, extensive range of fitted wardrobes with railings, radiator, lighting and a set of panelled glazed double doors leading through into:

DINING ROOM

with galleried effect landing overhead, wood effect parquet style flooring, gas fireplace, wall mounted thermostat, fitted shelving, wall mounted radiators, inset floor radiator, stairs rising to first floor accommodation with open understairs storage area, double glazed sliding door leading out onto patio/garden, panelled doors leading into respective rooms.

SITTING ROOM

with coved ceiling, gas fireplace with cast iron surround and detailed wooden mantel, radiator, double glazed bay window overlooking garden.

LIVING ROOM

which is accessed via set of panelled glazed double doors with electric fireplace with stone surround and hearth and mantel, coved ceiling, wall mounted uplighters, radiator, glazed display shelving and double glazed windows to both side aspects and overlooking garden with a panelled door leading through into:

GARDEN ROOM

with tiled flooring, radiator, full width of double glazed windows overlooking garden, panelled glazed door leading out to garden.

KITCHEN/BREAKFAST ROOM

Kitchen comprising an extensive range of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink, hot and cold mixer tap and drainer to side with tiled splashback, integrated 4 ring gas hob with tiled splashback and extractor hood above, gas fired Aga adjacent, integrated and concealed dishwasher, integrated Bosch oven and microwave above, integrated fridge, panelled door leading through into large pantry store with fitted shelving, lighting, coved ceiling, tiled flooring, inset LED downlighters, double glazed window overlooking garden, panelled door leading through into:

UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with butler sink with separate hot and cold mixer taps, tiled splashbacks, space and plumbing for washing machine and dryer, space for additional fridge/freezer, tiled flooring, coved ceiling, extractor fan, double glazed window overlooking garden, panelled barn style door leading out onto garden.

CLOAKROOM

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with hot and cold mixer tap with tiled splashback, tiled flooring, coved ceiling, extractor fan, inset downlighters, radiator, double glazed window fitted with privacy glass out onto front aspect.

PRINCIPAL BEDROOM SUITE

with coved ceiling, wall mounted lighting, radiator, extensive range of built-in wardrobes and drawers, radiator, double glazed window to front aspect, panelled door leading through into:

STUDY

with coved ceiling, wall mounted lighting, radiator, double glazed window to front aspect.

PANELLED DOOR FROM MAIN BEDROOM

leading through into:

ENSUITE BATHROOM

comprising of a five piece suite with panelled bath with separate hot and cold bath taps, grip handles and inset shelving, corner shower cubicle with wall mounted shower head, low level w.c. with hand flush, bidet with hot and cold mixer tap, wash hand basin with separate hot and cold taps, tiled surround, heated towel rail/radiator, coved ceiling, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

ON THE FIRST FLOOR**LANDING**

An extensive landing space with timber handrails, balustrades enclosing the galleried landing overlooking the dining room, panelled door providing access into airing cupboard housing hot water cylinder and fitted timber shelving, wall mounted lighting, radiator, double glazed window overlooking garden, panelled doors leading into respective rooms.

BEDROOM 2

A most expansive room with an extensive range of built-in wardrobes accessed via panelled doors fitted with railings and shelving and door providing access to storage space which is fitted with lighting and boarded, radiator, wall mounted uplighters, double glazed windows to both front and side aspect.

BEDROOM 3

with an extensive range of built-in wardrobes fitted with railings and shelving, radiator, wall mounted uplighters, double glazed windows to both front and rear aspect, panelled door leading through into further walk-in wardrobe, radiator, double glazed window fitted with privacy glass overlooking garden. Opening on the other side of this bedroom leads to a timber panelled door and provides access to:

ENSUITE BATHROOM

comprising of a three piece suite with combined shower and bath with hot and cold mixer bath tap, shower head attachment, glazed shower partition, decorative tiled surround, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, shaver point, radiator, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 4

with radiator, ceiling mounted downlighters, panelled Velux skylight out onto side aspect.

BEDROOM 5

with radiator, double glazed window to front aspect.

FAMILY BATHROOM

accessed via sliding panelled door and comprising of a three piece suite with combined shower and bath with hot and cold mixer bath tap, wall mounted shower head, glazed shower partition with tiled surround, low level w.c., with hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, tiled upstand, shaver point, radiator, extractor fan, double glazed window fitted with privacy glass to front aspect.

OUTSIDE

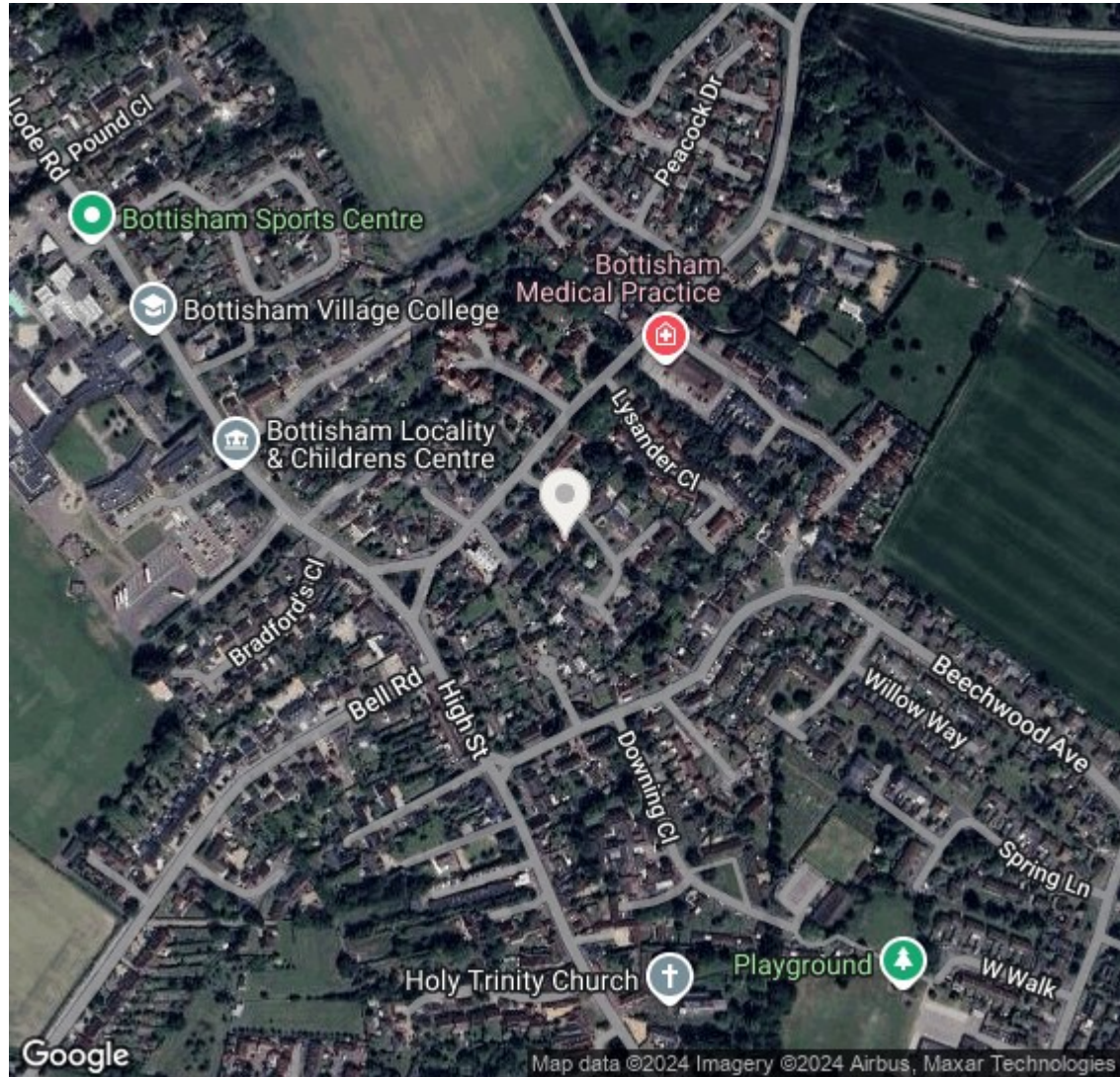
The front of the property is approached off Tunbridge Close via a dropped kerb leading to a tarmac driveway for a number of vehicles and is enclosed by some mature hedging to the front further enhancing the sense of privacy this property provides. The driveway provides access to a DOUBLE GARAGE which is accessed via an electric up and over door and panelled door to the side, fitted with power and lighting and contains the wall mounted gas fired boiler providing hot water and heating for the property, double glazed window overlooking the garden.

To the rear of the property is a wrap-around garden with a patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, this is then bordered by well stocked bedding as well as an area laid to lawn and that area is in turn enclosed by further well-stocked beds. A continuation of the patio via a paved pathway leads to a further patio area which can also be accessed off the utility room and is bordered by further well stocked bedding, this area also provides access to outside toilet comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with hot and cold mixer taps, radiator, lighting and double glazed window fitted with privacy glass out onto side aspect. The main part of the garden is principally laid to lawn with a paved patio led directly off the garden room once again providing a wonderful space to both relax and entertain, next to this is a pond and a step down leads onto a further area laid to lawn which is once again bordered by some bedding as well as a brick built bed and enjoys mature apple and fruit trees. In one corner of the garden is a timber storage shed/summerhouse accessed via a panelled glazed sliding door fitted with shelving. The rear garden is extremely private with a number of strategically planted and mature shrubs and trees and enjoys side access from both aspects which lead round to the front.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £800,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - East Cambridgeshire District Council





Approximate Gross Internal Area 3757 sq ft – 349 sq m
 Ground Floor Area 2045 sq ft – 190 sq m
 First Floor Area 1712 sq ft – 159 sq m
 Garage Area 365 sq ft – 34 sq m



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA
 01223 214214 | cambridge@cheffins.co.uk | cheffins.co.uk



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.