



Beechwood Avenue, Cambridge, CB25 9BG

CHEFFINS

Beechwood Avenue

Bottisham, Cambridge,
CB25 9BG

5 2 3

Guide Price £550,000

- Established Family Home
- 5 Bedrooms
- Open Plan Living/Dining Room
- Kitchen/Breakfast Room
- Principle Bedroom Suite
- Manicured Rear Garden
- Lengthy Garage & Workshop
- Amazing Views Across Fields To The Rear
- Chain Free

An excellent opportunity to acquire this thoughtfully extended family home, offering spacious and highly versatile accommodation across two floors. Benefiting from a private rear garden and far-reaching views over adjacent fields, it is nestled in a peaceful residential development with easy access to a wealth of local amenities. Offered with no onward chain.





LOCATION

Bottisham is a highly sought after and most desirable 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 steeped in history and charm, provides access to a wealth of amenities. 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 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 between Ipswich and Cambridge. Its also well placed for access to major routes including the A14, A11 and M11 motorway with easy access to the university city of Cambridge and science park. The Village College also provides excellent leisure amenities and the village itself provides an extensive choice of various societies and a wonderful community spirit.

PANELLED GLAZED ENTRANCE DOOR leading into:

ENTRANCE PORCH

with exposed brick walls, inset footwell, lighting and panelled glazed door leading into:

ENTRANCE HALLWAY

with coved ceiling, stairs rising to first floor accommodation, radiator, set of double doors opening through into storage cupboard and doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, double glazed window fitted with privacy glass out onto front aspect.

STUDY

with base mounted desk with drawers, further built-in full height cabinetry, double panelled radiators, coved ceiling, double glazed window, panelled glazed door leading out onto covered rear porch.

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring gas Neff hob with concealed extractor hood above, tiled splashback, integrated double oven, space and plumbing for dishwasher, additional storage in the form of the large built-in pantry store, inset LED downlighters, standalone LED downlighters, tile effect flooring, radiator, double glazed window overlooking garden and panelled glazed door leading through into:

UTILITY

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset porcelain sink with hot and cold mixer tap, tiled splashback, space and plumbing for washing machine and dryer, wall mounted gas fired Worcester boiler providing hot water and heating for the property, space for fridge/freezer, tiled flooring, deep understairs storage cupboard fitted with power and lighting, double glazed window overlooking garden and panelled glazed door fitted with privacy glass leading into rear entrance porch.

SITTING ROOM

with original parquet flooring, coved ceiling, gas

fireplace with tiled surround, stone hearth and mantel, coved ceiling, double panelled radiator, bay window created by extension with full width set of double glazed windows out onto front aspect, opening through into:

DINING AREA

with original parquet flooring, coved ceiling, sliding door leading back into kitchen as well as a set of double glazed French doors leading through into:

GARDEN ROOM

with vaulted ceiling, inset LED downlighters, ceiling fan, double panelled radiator, full width set of double glazed windows and double glazed French doors not only creating a panoramic view of the garden but leading out onto the garden itself.

ON THE FIRST FLOOR

SPLIT-LEVEL LANDING

with coved ceiling, loft access, airing cupboard housing hot water cylinder with fitted timber shelving, glazed shelving creating a wonderful display area with LED lighting above, double glazed windows overlooking garden and doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with extensive range of built-in wardrobes and drawers with partly mirror doors fitted with railings and shelving, coved ceiling, double glazed window to front aspect, double panelled radiator, door leading into:

ENSUITE BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and separate hot and cold bath taps, soap niche, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, stone upstand surrounding the wash hand basin, fitted storage cupboards underneath, shaver point, wall mounted mirror with lighting, double panelled radiator, coved ceiling, tiled flooring, double glazed window overlooking garden and providing far reaching views over the adjacent fields.

BEDROOM 2

with built-in wardrobes accessed via a set of double doors fitted with railings and shelving, wash hand basin with separate hot and cold taps, tiled splashback, wall mounted mirror cupboard with lighting and shaver socket, radiator, double glazed window overlooking garden.

BEDROOM 3

with built-in wardrobes accessed via a set of double doors fitted with railings and shelving, wash hand basin with separate hot and cold taps, tiled splashback, wall mounted mirror cupboard with lighting and shaver socket, radiator, double glazed window overlooking garden.

BEDROOM 4

with built-in wardrobes accessed via a single door fitted with railings and shelving, wash hand basin with separate hot and cold taps, tiled splashback, wall mounted mirror cupboard with lighting and shaver socket, radiator, double glazed window overlooking garden and far reaching views over the adjacent fields.

FAMILY BATHROOM

comprising of a two piece suite with combined shower and bath, wall mounted shower head, separate hot and cold taps, shower curtain, wash hand basin with separate hot and cold taps, decorative tiled surround, wall mounted mirror, light and shaver point, radiator tiled flooring, double glazed window fitted with privacy glass out onto rear aspect.

SEPARATE TOILET

with low level w.c. with concealed dual hand flush, tiled surround, tiled upstand, double glazed window fitted with privacy glass out onto rear aspect.

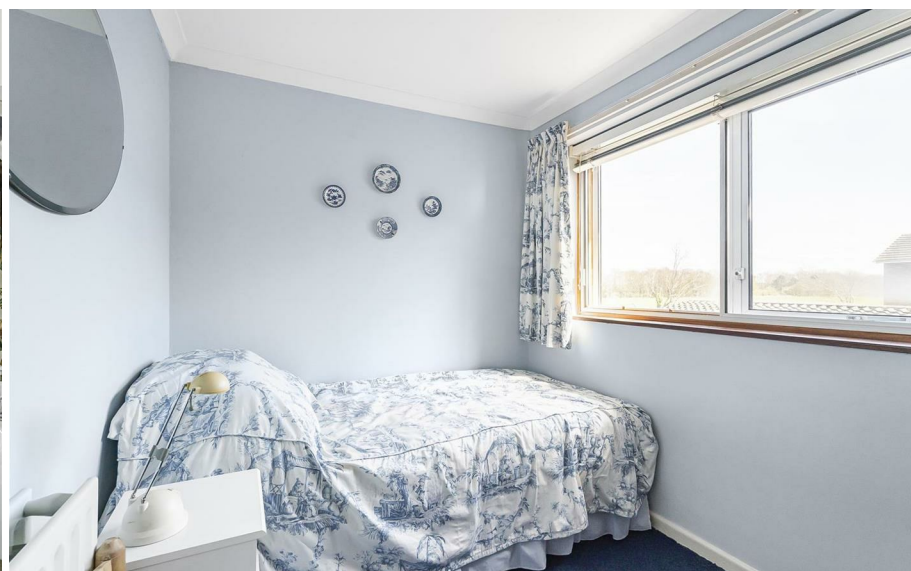
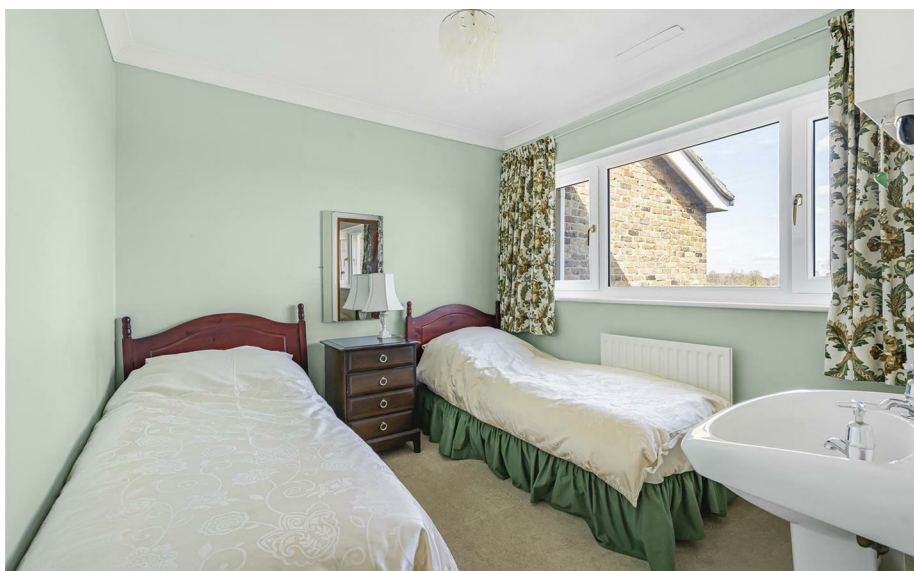
BEDROOM 5


with coved ceiling, double panelled radiator, double glazed window with secondary glazing out onto side aspect.

OUTSIDE

To the rear of the property is a sizeable and well manicured garden principally laid to lawn with a large paved patio area which spreads across the full width of the house providing a wonderful space to both relax and entertain and can be accessed by the three aforementioned rooms, continuation of the patio area provides access to the side door of the GARAGE as well as the workshop, fitted with power and lighting and space for additional fridge/freezers and the garage also benefits from power and lighting, and electric roller door to front. The main lawned area is bordered by some exceptionally well stocked bedding by some mature shrubs, flowering plants and a handful of trees and adds to the already wonderful vista this garden provides. To the rear of the garden is a large timber summerhouse accessed via a set of panelled glazed double doors with patio area in front, this patio area then follows round to a greenhouse and some further bedding with mature shrubs and a couple of trees.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £550,000

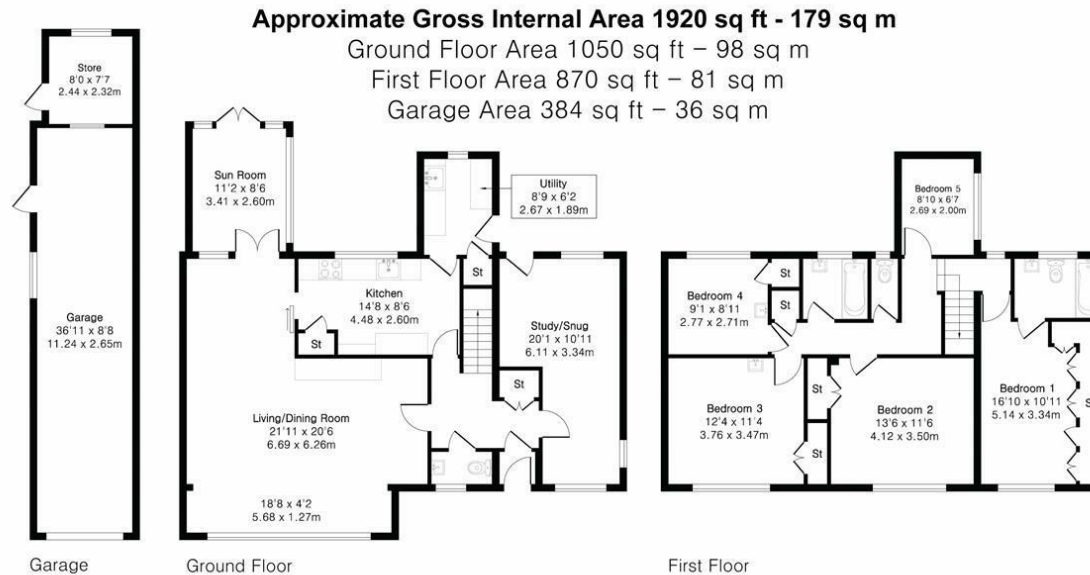
Tenure – Freehold

Council Tax Band – E

Local Authority – East Cambridgeshire







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 practice. 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

