



85 Ox Meadow, Bottisham  
Cambridge, CB25 9FL

**Guide price £231,250**

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## 85 Ox Meadow

Bottisham, CB25 9FL

- 50% shared ownership
- 4 bedrooms
- End of terrace
- No chain
- Air-source heat pump

A modern 3-storey end-of-terrace property with 4 bedrooms, being sold on a 50% shared ownership basis, located at the end of a quiet residential street in the ever-popular village of Bottisham.

Extending to over 1,100sqft, 85 Ox Meadow makes an excellent family home, which has been very well maintained, and provides for flexible accommodation.

On the ground floor, the entrance hallway leads into the main living room which is an excellent size and particularly bright thanks to the large window to the front of the property. The kitchen/dining room is very well equipped with a range of low and high-level cabinets, plenty of worktop space, and freestanding appliances. There is also a downstairs cloakroom and rear lobby which leads directly into the private garden.

Upstairs on the first floor, there are three very good sized bedrooms, one of which could easily be used as a home office/working space, and a modern fitted family bathroom. The primary bedroom suite is on the second floor with a large double bedroom and en suite.

The property has double glazing, an air source heat pump, an EV car charging point, and integrated CCTV throughout.





Externally there is a lovely, south-facing garden to the back of the property which has been cleverly widened to now include an outside seating and dining area, as well as plenty of lawn and a garden shed. To the side of the property, there is off-road parking for 2 cars and there is other visitor parking on the street.

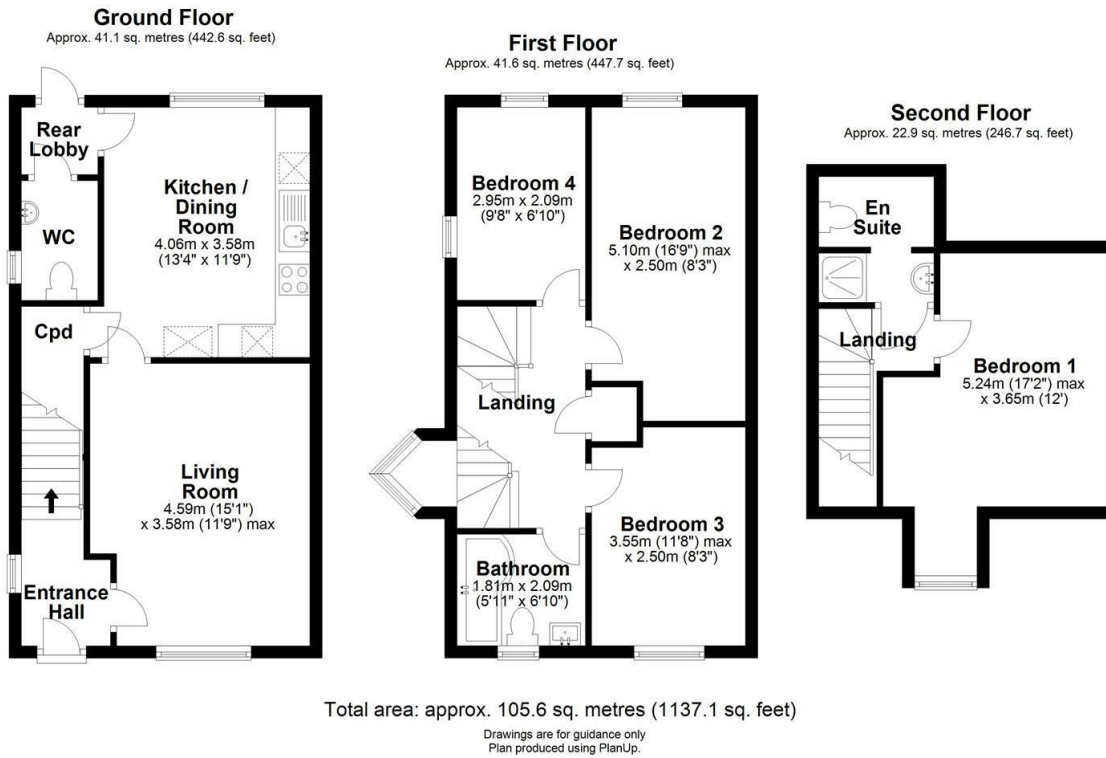
Ox Meadow is a quiet residential area located off Bell Road. The village of Bottisham is a particularly well-served village located east of Cambridge. Amenities include Bottisham Village College, a public house, a shop, GP surgery, a library, and a primary school. Public transport links to Cambridge and Newmarket. Addenbrookes Hospital and Arm are also easily accessible.

WhatThreeWords: ///demanding.commended.scanning Sat Nav: CB25 9FL



Agents note: Viewings will only be conducted for those who are eligible for shared ownership properties with a household income not exceeding £80,000 and must not own another property. Visit the website below and confirm eligibility or email prior to viewing. [www.gov.uk/shared-ownership-scheme/who-can-apply](http://www.gov.uk/shared-ownership-scheme/who-can-apply)

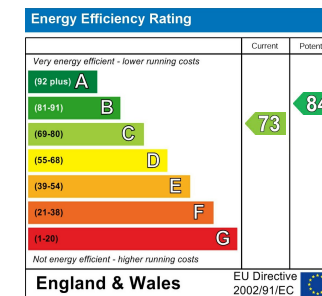
## Floor Plan



## Area Map



## Energy Efficiency Graph



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold  
Council tax band: D

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Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ  
Tel: 01223 439 888 Email: [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU  
Tel: 01223 949 444 Email: [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)

