



1 Bendish Lane
Bottisham, CB25 9FP

Guide price £550,000



1 Bendish Lane

Bottisham, CB25 9FP

- 4 Bedrooms
- Garage and parking
- Stylish accommodation
- Convenient location

A beautifully presented 4-bedroom family home with an enclosed garden, garage, and garden studio, located in the popular village of Bottisham.

Spanning over 1537sq ft, this wonderful property is perfect for family living. The open-plan kitchen dining room is particularly impressive, with doors directly to the rear garden. The kitchen is cleverly designed with stylish cabinetry and a sociable breakfast bar. The finish to the kitchen is contemporary and high spec, with integrated appliances including a double oven with induction hob, dishwasher and a full-height fridge and freezer.

The ground floor living space provides excellent flexibility with an additional large living room with bespoke wall mounted cabinets, a home office/playroom as well as a separate utility space and cloakroom.

On the first floor, there are four bedrooms, the master bedroom has built in wardrobes and a luxury ensuite shower room. The family bathroom has a bath and a separate shower and is finished





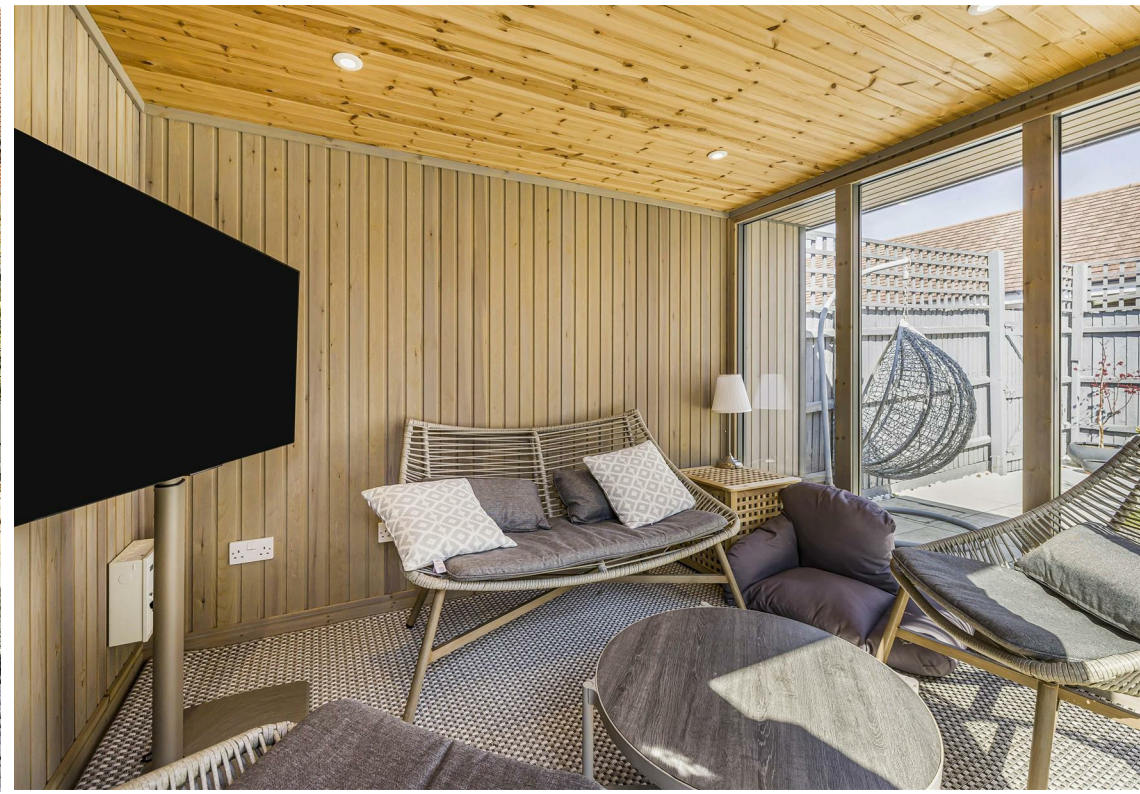
to a high standard.

Outside, The garden can be accessed via a gate at the rear of the property where the garage is located with two further parking spaces. The garden has been thoughtfully landscaped to create a paved seating area which overlooks the lawn. There is a stylish garden studio with power and light, ideal for those working from home.

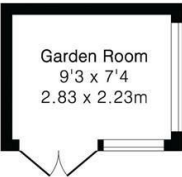
Bottisham is a particularly well served village located to east of Cambridge. Amenities include Bottisham Village College, a public house, shop, GP surgery, library and primary school. Public transport links to Cambridge and Newmarket. Approximately 7 miles from Cambridge North Railway Station. Addenbrookes Hospital and Arm are also easily accessible.

SatNav: CB25 9FP

What3words: ///nursery.untruth.clever



Floor Plan



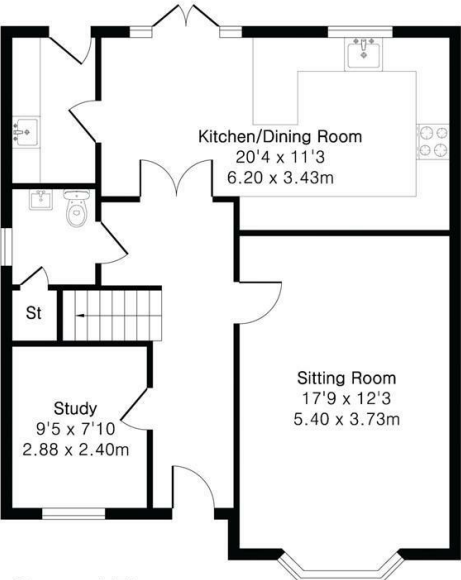
Outbuilding

Approximate Gross Internal Area 1537 sq ft - 142 sq m

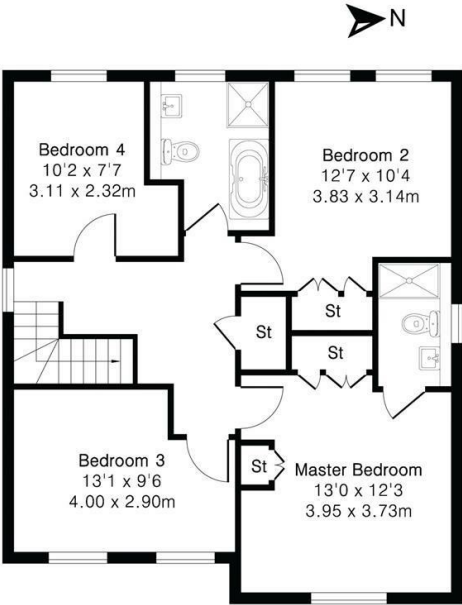
Ground Floor Area 736 sq ft – 68 sq m

First Floor Area 733 sq ft – 68 sq m

Outbuilding Area 68 sq ft – 6 sq m



Ground Floor



First Floor

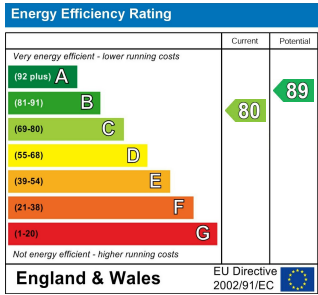
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: F

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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

