



**Ox Meadow, Bottisham CB25 9FL**

**Guide Price £679,000**

## Ox Meadow, Bottisham CB25 9FL

A superb opportunity to purchase a modern, detached family home set on the edge of this popular development and enjoying a lovely open view to the front overlooking fields and next to a woodland area.

Cleverly extended and improved by the current owners, this impressive property offers comfortable and versatile rooms throughout. Accommodation includes entrance hall, office, cloakroom, living room, kitchen, utility room, dining room, family room, main bedroom with en suite, 3 further bedrooms and a family bathroom.

Externally the property offers an extensive driveway with access to a detached double garage and a fully enclosed rear garden offering a good degree of privacy.

Outstanding family home – viewing highly recommended.

EPC (C)  
Council Tax Band

### Entrance Hall

Spacious entrance hall with doors leading to Office, Cloakroom, Living Room, Kitchen and Dining Room. Built-in storage cupboard. Stairs to 1st floor.

### Office 9'5" x 9'1" (2.89m x 2.78m)

Generous home office. Window to the front aspect.

### Cloakroom

White suite comprising low level WC with pedestal hand basin with tiled splash back.

### Kitchen 15'6" x 10'8" (4.74m x 3.26m)

A range of contemporary eye and base level cupboards with worktop over. Stainless steel 1 1/2 bowl sink with drainer and mixer tap over. Integrated double oven with 5 ring hob with stainless steel extractor over and full splash back. Integrated appliances including dishwasher and fridge/freezer. Attractively tiled flooring. French doors leading to the rear garden.

### Utility Room 7'3" x 6'8" (2.21m x 2.04m)

Range of eye and base level cupboards with work top

over. Stainless steel sink with drainer. Space and plumbing for washing machine and tumble dryer. Half glazed door leading to the rear garden. Tiled flooring with underfloor heating.

### Pantry 6'11" x 6'2" (2.12m x 1.88m)

Generous walk-in pantry with work top.

### Dining Room 13'5" x 10'7" (4.11m x 3.25m)

Good size dining room with wood effect flooring. Attractive bay window over looking the front aspect. Opening leading to Family Room. Doors to the Kitchen and Hallway.

### Family Room 11'5" x 6'8" (3.48m x 2.04m)

Bright family room with the potential for various uses. Opening leading to Dining Room. Window to the front aspect and additional Velux powered window with powered blind, activated via remote control. Wood effect flooring with underfloor heating.

### Living Room 18'6" x 12'2" (5.65m x 3.72m)

Generous, bright living room with French doors leading to the rear garden. A further two windows overlooking the rear garden.

### 1st Floor Landing

Doors leading to all bedrooms, bathroom and airing cupboard.

### Bedroom 1 17'3" x 12'2" (5.28m x 3.72m)

Spacious and bright double bedroom with windows overlooking the rear garden. Double built-in wardrobes. Doors to en suite and landing.

### En Suite

Contemporary en suite with white suite comprising of low level WC, pedestal sink with mixer tap over and generous walk-in shower. Obscured window overlooking the rear.

### Bedroom 2 11'5" x 9'1" (3.48m x 2.78m)

Good size double bedroom with built-in double wardrobes. Double aspect to the front and side.

### Bedroom 3 13'5" x 8'7" (4.11m x 2.64m)

Double room with window facing the front aspect.

### Bedroom 4 11'5" x 10'11" (3.49m x 3.34m)

Double room with window over looking the rear garden.

### Family Bathroom 8'11" x 6'5" (2.72m x 1.98m)

Contemporary bathroom with white suite comprising of low level WC, pedestal sink with mixer tap over, bath and fully tiled walk-in shower. Tiled to half height throughout. Ladder style radiator. Obscured window to the front aspect.

### Outside - Front

Spacious double garage (5.94m x 5.90m) with light and power, with further hardstanding driveway providing ample parking. Door leading to rear garden. Small area of lawn with box hedging surrounding the property boundary.

### Outside - Rear

Fully enclosed garden with patio areas in front of the Kitchen and Living room. Mainly laid to lawn

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - F (East Cambridgeshire)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 186 SQM

Parking – Double garage & hardstanding parking driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

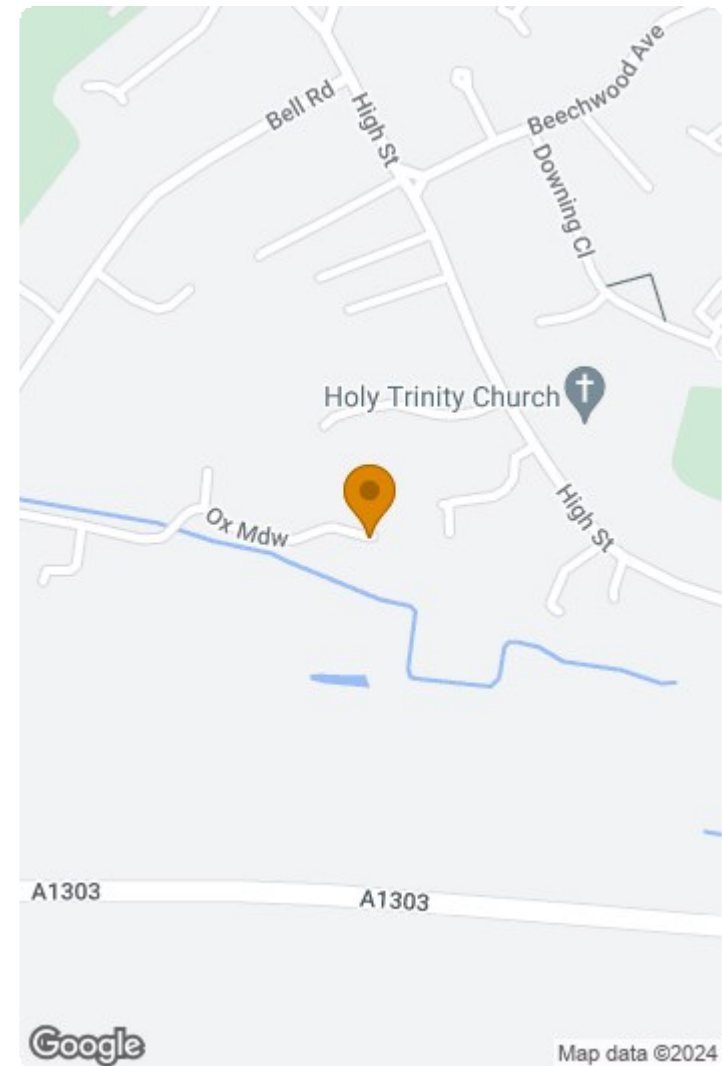
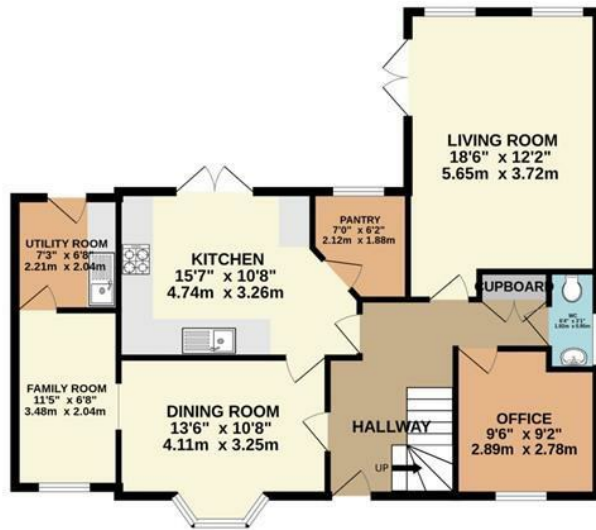
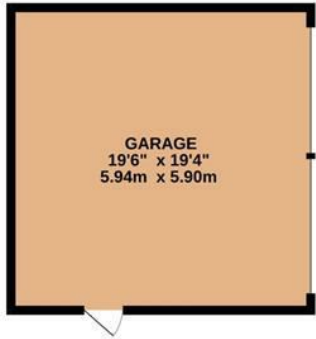
Broadband Type – Superfast available, 935Mbps download, 900Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR  
1258 sq.ft. (116.8 sq.m.) approx.

1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



83 OX MEADOW

TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
A	80	87	A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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