



**Ox Meadow, Bottisham CB25 9FL**

**Guide Price £270,000**

## Ox Meadow, Bottisham CB25 9FL

**A modern coach house in the popular village of Bottisham that is available with no upward chain.**

**A staircase leads to the first floor accommodation that comprises of a living/dining room, kitchen, two bedrooms and bathroom.**

**Outside there is a driveway that leads to a garage and a small garden area to the front.**

**Viewing is strongly recommended.**

### Entrance

With door leading to hallway, stairs rising to first floor and door into garage.

### Garage

17'10" x 9'11"

With up and over door. Storage cupboard.

### Living/Dining Room

17'5" x 13'6"

With two windows to front aspect. Two Velux windows. Stairs descending to entrance hall.

### Bedroom 2

10'5" x 8'5"

With window to front aspect.

### Bedroom 1

11'1" x 10'2"

With window to front aspect. Two storage cupboards.

### Kitchen

12'2" x 6'1"

Fitted with a range of matching eye and base level storage cupboards. Stainless steel sink and drainer with mixer tap. Integrated oven, four ring hob with extractor hood over. Space and plumbing for washing machine. Space for fridge freezer.

### Bathroom

Fitted with a low level WC, pedestal wash hand basin and panelled bath with shower over. Towel rail. Velux window.

### Property Details

EPC - C

Tenure - TBC

Council Tax Band - D - East Cambs

Property Type - Coach House

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - 1320 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast  
available, 1000Mbps download,  
100Mbps upload

Mobile Signal/Coverage – Ofcom  
advise good on all networks

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

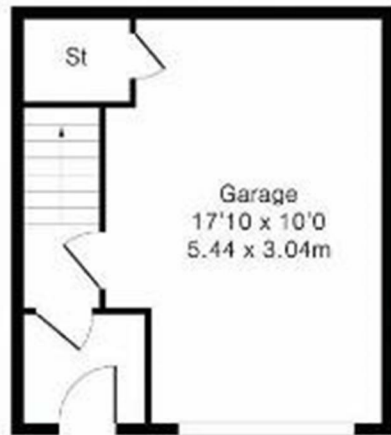
### Location

Bottisham is a charming village

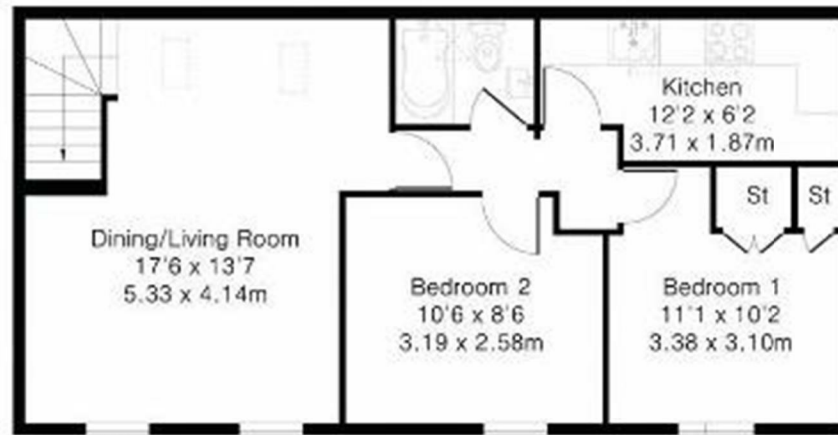
located about five miles northeast of Cambridge, England, known for its picturesque surroundings and community atmosphere. The village boasts several amenities, including a primary school, secondary school, local shops such as a convenience store, a bakery, and a pub, offering a taste of community life. Nearby, you'll find Bottisham's recreational facilities, including sports clubs and green spaces. The village benefits from excellent transport links, making it accessible to larger towns and cities, with Cambridge city centre reachable within a 15-minute drive, and easy access to nearby locations such as Newmarket (approximately 10 miles away) and Ely (around 12 miles).



Approximate Gross Internal Area 690 sq ft – 65 sq m  
 Ground Floor Area 71 sq ft – 7 sq m  
 First Floor Area 619 sq ft – 58 sq m  
 Garage Area 194 sq ft – 18 sq m



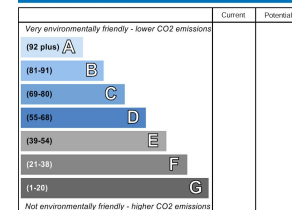
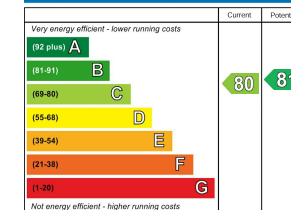
Ground Floor



First Floor



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                                        |                                                                 |                         |                                                                                       |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                             |                                                                 | Current                 | Potential                                                                             |
| Very energy efficient - lower running costs |                         |                                                                                       | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                       |
| (92 plus) <b>A</b>                          |                         |                                                                                       | (92 plus) <b>A</b>                                              |                         |                                                                                       |
| (81-91) <b>B</b>                            |                         |                                                                                       | (81-91) <b>B</b>                                                |                         |                                                                                       |
| (69-80) <b>C</b>                            |                         |                                                                                       | (69-80) <b>C</b>                                                |                         |                                                                                       |
| (55-68) <b>D</b>                            |                         |                                                                                       | (55-68) <b>D</b>                                                |                         |                                                                                       |
| (39-54) <b>E</b>                            |                         |                                                                                       | (39-54) <b>E</b>                                                |                         |                                                                                       |
| (21-38) <b>F</b>                            |                         |                                                                                       | (21-38) <b>F</b>                                                |                         |                                                                                       |
| (1-20) <b>G</b>                             |                         |                                                                                       | (1-20) <b>G</b>                                                 |                         |                                                                                       |
| Not energy efficient - higher running costs |                         |                                                                                       | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |



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