



DAVID
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Appletreewick, 82 High Street
Bottisham, Cambridgeshire



Appletreewick, 82 High Street, Bottisham, Cambridgeshire, CB25 9BA

Bottisham is a charming village renowned for its welcoming community and stunning period homes, set amidst beautiful countryside. This idyllic village offers a perfect blend of rural tranquility and modern convenience. Ideally located within easy reach of Cambridge, Newmarket, and the A14 Bottisham provides excellent access to local amenities and transport links, making it an exceptional place to call home.

This substantial 3,100 sq. ft. detached property is situated in the heart of one of the area's most sought-after villages, convenient for local amenities. The property has retained many original features, including high ceilings and impressive living proportions, with the added benefit of a self-contained annexe. All set within large, mature gardens with extensive outbuildings, including garaging and storerooms. In all about 0.53 of an acre.

A substantial 3,100 sq. ft. detached property with a self-contained annexe and outbuildings, located in the heart of the village.

Ground Floor

DRAWING ROOM An impressive light, double-aspect room featuring high ceilings, parquet flooring, and outlook over the garden. Open plan through to the:

DINING ROOM Another spacious room featuring a fireplace with cupboard to the side.

INNER HALL With stairs rising to the first floor and door leading to the garden.

KITCHEN Extensively fitted with a range of units under worktops, with a stainless steel sink and drainer inset. Space for a washing machine and tumble dryer, cooker, fridge/freezer, quarry tiled flooring, and a door leading to the side. Open through to the:

BREAKFAST ROOM A charming room with outlook to the side.

SITTING ROOM Another lovely light room, enjoying a double aspect with fireplace, double cupboard, and French doors opening to the garden.

First Floor

LANDING A spacious split-level landing leads to:

BEDROOM 1 A well-proportioned room with Victorian fireplace and outlook to the front towards the village church.

BEDROOM 2 Another spacious room with a large cupboard and outlook to the side.

BEDROOM 3 Overlooking the rear garden.

BEDROOM 4 Overlooking the rear garden.

SHOWER ROOM Fitted with a white W/C, wash basin, and tiled shower cubicle.

The Annexe

Situated on the ground floor at the front of the property, the annexe can be incorporated as additional living accommodation to the principal house or used as a self-contained annexe. The front door opens into the:

ENTRANCE HALL With access to the main house and the:

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KITCHEN / BREAKFAST ROOM Fitted with units under worktops with a sink and drainer inset, space for appliances and a door leading to the courtyard.

SITTING ROOM A light, double-aspect room with parquet flooring.

BEDROOM Featuring a storage cupboard and bay window to the front.

BATHROOM Stylishly fitted with a white WC, wash basin, tiled shower cubicle, and bath.

Outside

The property is ideally situated in the heart of the village, set back from the road and opposite the village church, with a parking area to the front. Gates open to a driveway leading to the outbuildings, parking, and the rear garden.

The delightful gardens enjoy a south-westerly aspect, and are predominantly lawned with a variety of mature trees and shrubs, including pear, apple, silver birch, and eucalyptus, with well-stocked beds and borders. They are predominantly walled, affording a great deal of privacy, with log stores and an additional secret garden, featuring a mature walnut tree and a tree house.

In all about 0.53 of an acre.

Outbuildings

Located adjacent to the property, the outbuildings are a wonderful asset to the property and incorporate **TWO GARAGES** with three useful store rooms in between, offering the potential to create a **HOME OFFICE / GYMNASIUM** etc, subject to the necessary consents.

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND G. (£3,910.40 per annum)

EPC TBC

TENURE Freehold.

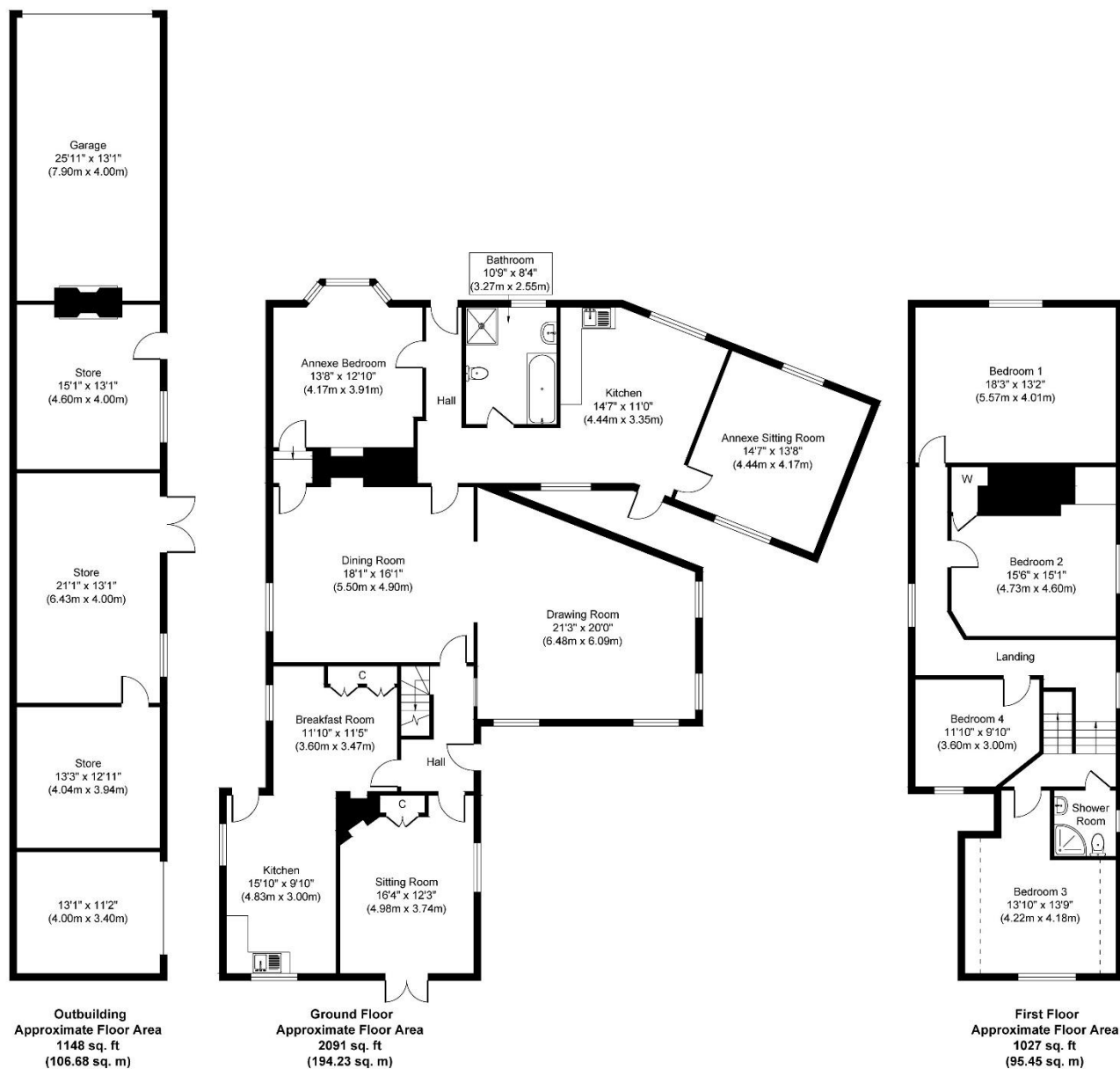
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS soak.revisit.doghouse

VIEWING Strictly by prior appointment only through DAVID BURR.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



