



London Road, Six Mile Bottom, CB8 0UE

**CHEFFINS**



# London Road

Six Mile Bottom,  
CB8 0UE

- Semi-Detached Property
- 4 Bedrooms – 1 Ensuite
- 3 Reception Rooms
- Gardens of approx. 0.70 of an acre (sts)
- Fantastic Garden Room
- Garage, Cart Lodge & Log Store
- Views over Paddocks and Countryside

A spacious and versatile 4 bedroom semi-detached home set within beautifully landscaped gardens of approx. 0.70 of an acre (sts). Ideally situated on the edge of this sought-after village, the property offers convenient access to Cambridge, Newmarket, and the A14. Enjoying far-reaching views over paddocks and open countryside, the home has over 1,800 sq ft of well-appointed accommodation. Key features include 3 reception rooms, a fantastic garden room, a garage, and a cart lodge. Viewing Essential.

 4
  2
  3

**Guide Price £725,000**







## LOCATION

SIX MILE BOTTOM is a small village on the A1304, 6 miles south of Newmarket and only 7 miles east of Cambridge. The village offers excellent access to the A11 main road links to Cambridge and London. Local amenities include Swynford Manor and the Red Lion in Brinkley. More comprehensive facilities are available in nearby villages; Bottisham (4 miles), Dullingham (4 miles) and Fulbourn (5 miles).

## ENTRANCE HALL

with engineered oak entrance door with glazed side screens, solid oak stairs leading up to the first floor, slate tiled flooring, cast iron radiator, double glazed window to the front aspect.

## CLOAKROOM

with low level WC, pedestal wash hand basin, cast iron radiator, double glazed window to the front aspect.

## LIVING ROOM

with double glazed French doors opening onto the rear garden, wood burner, 2 large floor to ceiling radiators, slate flooring, double glazed window to the front aspect.

## SNUG

with a wood burner with exposed brick fireplace and oak mantle, double glazed window to the rear aspect, cast iron radiator, slate flooring, 2 wall lights.

## KITCHEN/BREAKFAST ROOM

with a centre island with granite work surface housing the 4 ring induction hob, range of base units with a sunken sink, integral dishwasher and an electric oven, further oven with built-in microwave and warming drawer below, space for fridge/freezer, inset spotlights, cast iron radiator, storage cupboard, double glazed windows to the front and rear aspect, porcelain tiled flooring, double glazed French doors opening onto the front gardens.

## DINING ROOM

with an electric powered sky light, 2 large doorways onto the outside patio area, porcelain tiled flooring, inset spotlights, 2 floor to ceiling radiators.

## UTILITY ROOM

with skylight, base units with work surfaces over, stainless steel sink, water softener, space and plumbing for washing machine and tumble dryer, inset spotlights, porcelain tiled flooring, cast iron radiator.

## FIRST FLOOR

### LANDING

with a large airing cupboard, inset spotlights, cast iron radiator, double glazed window to the front aspect.

### BEDROOM 1

A dual aspect room with double glazed windows to the rear and side aspects, fitted double wardrobes with oak doors, cast iron radiator, inset spotlights.

### ENSUITE SHOWER ROOM

with a low level WC, pedestal wash hand basin, large shower cubicle, tiled splashbacks, tiled flooring, inset spotlights, extractor fan, heated towel rail, double glazed window to the rear aspect.

### BEDROOM 2

A dual aspect room with double glazed windows to the front and rear aspects, fitted wardrobes with oak doors, inset spotlights, cast iron radiator.

### BEDROOM 3

with fitted wardrobes with oak doors, inset spotlights, access to the loft space, double glazed window to the rear aspect.

### BEDROOM 4

with a double glazed window to the front aspect, cast iron radiator, inset spotlights, access to the loft space.

## FAMILY BATHROOM

with a 4 piece suite comprising a large bath, a low level WC, pedestal wash hand basin, large walk-in shower cubicle, tiled splashbacks, tiled walls and flooring, inset spotlights, extractor fan, radiator, double glazed window to the rear aspect.

## OUTSIDE

Set within approximately 0.70 of an acre (sts), this remarkable property is accessed via two grand pillars with gated entry, leading onto a central shingled driveway, shared with the adjoining property. The grounds are a true haven of natural beauty, featuring expansive, well-maintained lawns framed by mature, tree-lined and hedgerow borders. A tranquil natural pond with a nearby seating area surrounded by a wealth of meadow flowers and an array of established trees scattered throughout the plot. A five-bar gate provides access into the rear and side gardens leading to a further shingled driveway with access to the garage, cart lodge and log store. A patio area offers additional space for outdoor entertaining.

The first section of the garden is orchard-style, planted with a variety of fruit trees and edged with beautifully sculpted hedgerows, which lead into a second lawned area bordered by mature shrubs and flowering beds with a dedicated vegetable planting area complete with raised sleeper beds and a shingled surface.

The entire plot is thoughtfully designed for both privacy and visual appeal, benefitting from a south-facing orientation, the garden enjoys an abundance of sunlight throughout the day and overlooks paddocks and open countryside.

## GARDEN ROOM

A beautiful room constructed with oak timbers, brick plinth and tiled roof with 2 sets of bi-folding doors leading to a further outdoor entertaining area, solid wood flooring, vaulted ceiling with 2 skylights, electric heating, 2 wall lights, outside lights, power point.

## GARAGE

with double doors, power and light, outside light and tiled roof.

## CART LODGE

with vaulted ceiling, concrete base, power and lights (inside and out) and tiled roof.

## GARAGE

with double doors, loft space, concrete base, power and lights (inside and out) and tiled roof.

## LOG STORE

with power.

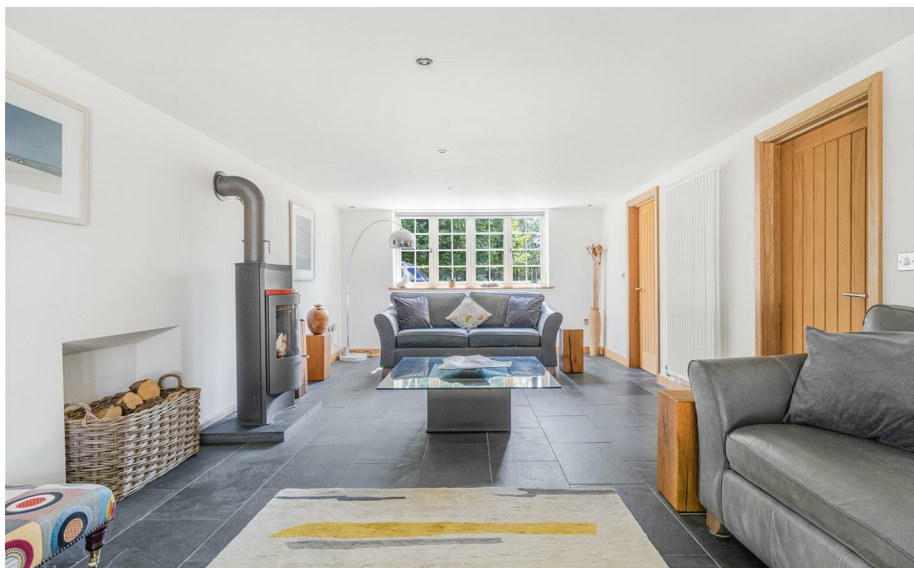
## SALES AGENTS NOTES

Please note the property is accessed via a shared driveway, and costs associated with the upkeep of this driveway is shared between Beech Coppice and the adjoining property.

For more information on this property, please refer to the Material Information Brochure on our website.






















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>71</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £725,000  
 Tenure – Freehold  
 Council Tax Band – F  
 Local Authority – East Cambridgeshire









**Approximate Gross Internal Area 1905 sq ft - 177 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1103 sq ft – 102 sq m

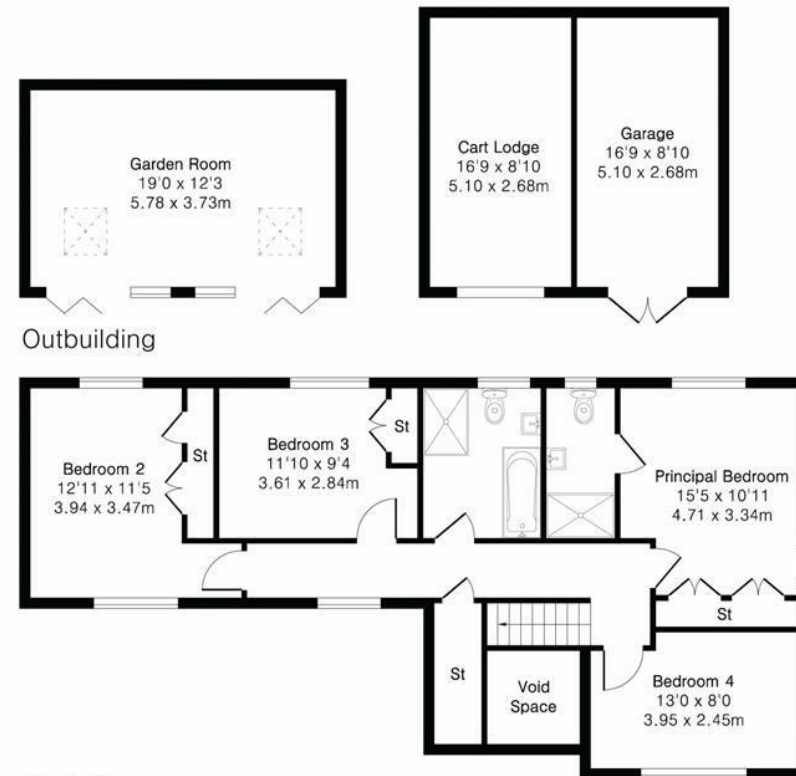
First Floor Area 802 sq ft – 75 sq m

Garage Area 302 sq ft – 28 sq m

Outbuilding Area 379 sq ft – 35 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





[For more information on this property please refer to the Material Information Brochure on our website.](#)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

