



High Street, Bottisham, CB25 9BA

CHEFFINS

High Street

Bottisham,
CB25 9BA

- Semi-Detached Period Cottage
- 4 Bedrooms
- 3 Reception Rooms
- Exceptional Character
- Attractive Walled Garden
- Double Garage & Office Above
- Non-Estate Village Location

A delightful 4 bedroom semi-detached period cottage, sympathetically extended and with a wealth of charm and character. Features include 3 reception rooms with a double aspect sitting room with a fireplace with wood burning stove, exposed brickwork and wood flooring, and 4 bedrooms and bathroom on the first floor. Externally the cottage boasts an attractive garden with a feature curved wall and a double garage with a studio/office above.

 4
  1
  3

Guide Price £625,000





LOCATION

BOTTISHAM is a village situated on the east side of Cambridge with easy access to Cambridge and Newmarket. There are good facilities including local shops, doctor's surgery, Church, primary school and Village College. The village is an established community with regular bus services to Cambridge, Newmarket and Ely.

ENTRANCE HALL

with stairs leading to the first floor.

DINING ROOM

with oak wood flooring, feature beam, archway with exposed brickwork leading to;

LIVING ROOM

an attractive double aspect room with a fireplace with wood burning stove, tiled hearth and brick surround, oak wood flooring and exposed feature beam, a pair of French doors leading to;

STUDY

a double aspect room with oak wood flooring and a pair of French doors leading to the rear garden.

KITCHEN

with a range of oak fronted fitted units, freestanding dual fired Range with extractor hood over, tiled flooring, pantry, cupboard housing washing machine and shelving.

REAR LOBBY

with tiled flooring with part glazed door leading to the rear garden.

CLOAKROOM

with a low level WC, hand basin, tiled flooring.

FIRST FLOOR

LANDING

BEDROOM 1

a double aspect double bedroom with

built-in wardrobes, wood flooring and feature brick wall.

BEDROOM 2

with wood flooring, exposed brick chimney breast, part sloping ceilings, fitted wardrobe, cupboard and desk.

BEDROOM 3

a double bedroom with windows to either side with part sloping ceilings.

BEDROOM 4

a double bedroom overlooking garden.

BATHROOM

with a bath with shower over, hand basin, low level WC.

OUTSIDE

The property is located on the High Street with a shared driveway to the right hand side owned by an adjoining property with a vehicular right of access for number 100 and the adjoining cottage. At the end of the driveway is a semi-detached garage.

To the rear of the property is an attractive part walled garden laid to lawn with established shrub and flower borders, curved brick wall with a pedestrian gate to the side and a pair of gates to the rear leading to drive and garage. A brick and tile wood-store adjoins the property by side-gate.

DOUBLE GARAGE & HOME-OFFICE/STORAGE

with an electric roller shutter door to

the front, internal metal staircase leading to a first-floor office/storage area.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Semi-Detached Cottage

Property Construction - Brick with tiles and flat roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1,442.36

Parking - Garage & on street parking

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Combi Gas Boiler central heating to radiators and wood burner

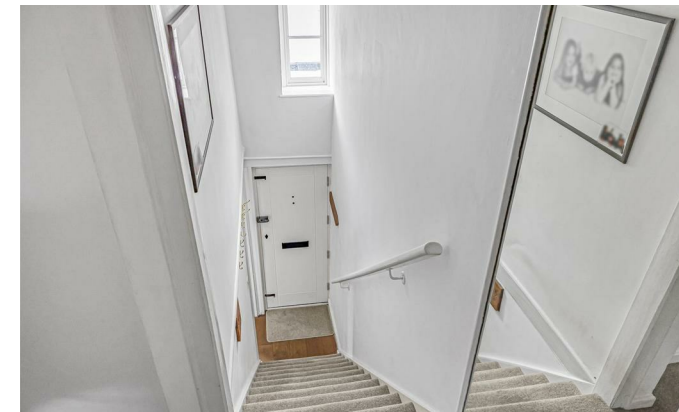
Broadband Connected - Yes

Broadband Type - Fibre to the cabinet

Mobile Signal/Coverage - Indoor and Outdoor Good

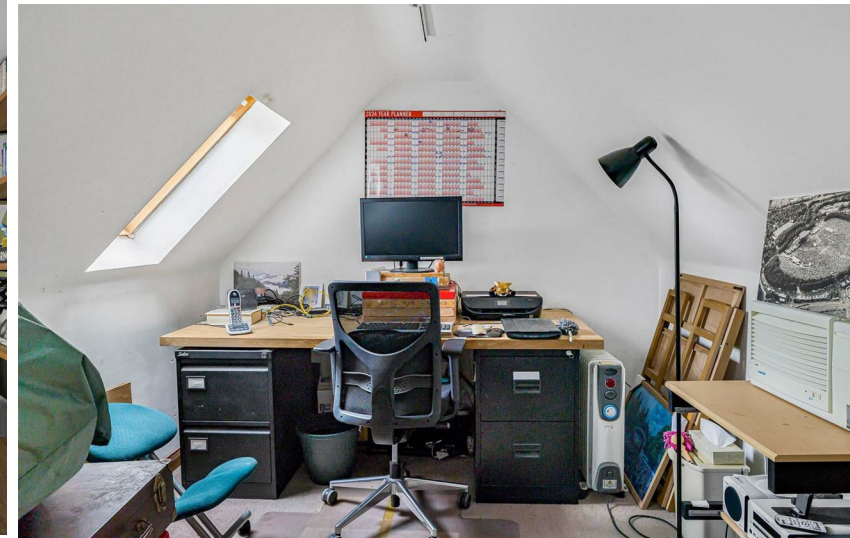
Rights of Way, Easements, Covenants - The property has right of way over the shared driveway to the right hand side of the property which is owned by side of the neighbour. There is a nominal contribution required towards the upkeep of the driveway.

Conservation Area - Yes

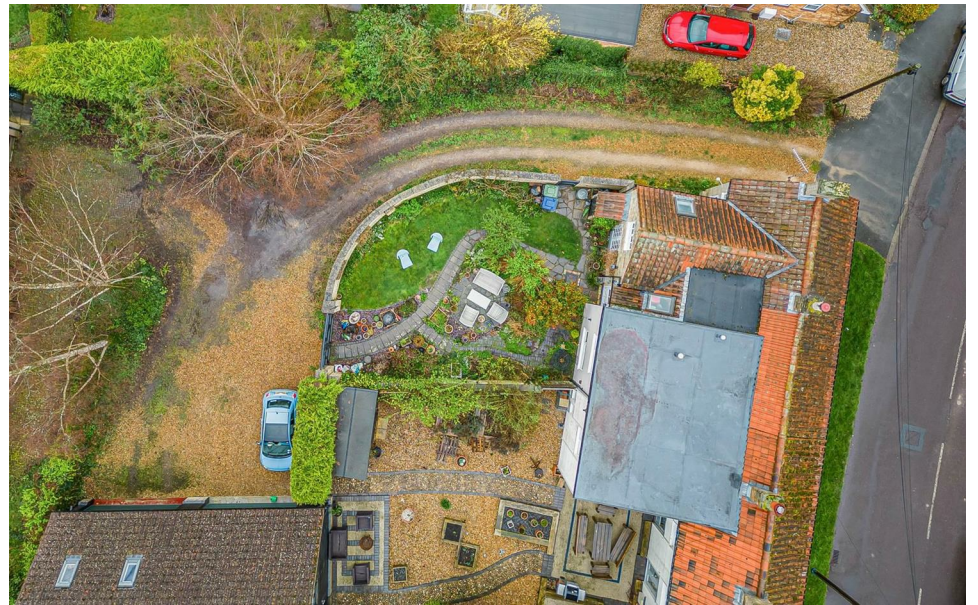




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

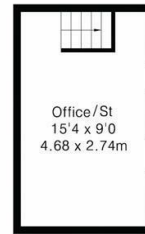


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 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East
 Cambridgeshire

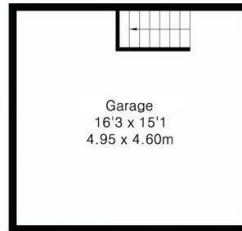




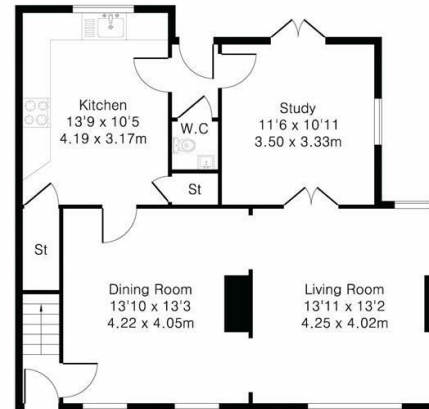
Approximate Gross Internal Area 1565 sq ft – 146 sq m
 Ground Floor Area 732 sq ft – 68 sq m
 First Floor Area 695 sq ft – 65 sq m
 Garage Area 249 sq ft – 23 sq m
 Outbuilding Area 138 sq ft – 13 sq m



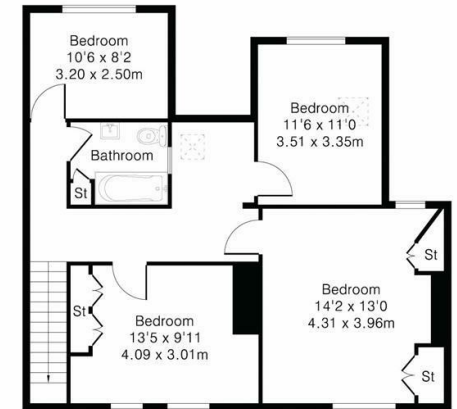
Garage First Floor



Garage



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

