



Ox Meadow, Bottisham Cambridge  
**£270,000** **Freehold**

**Sharman  
Quinney**

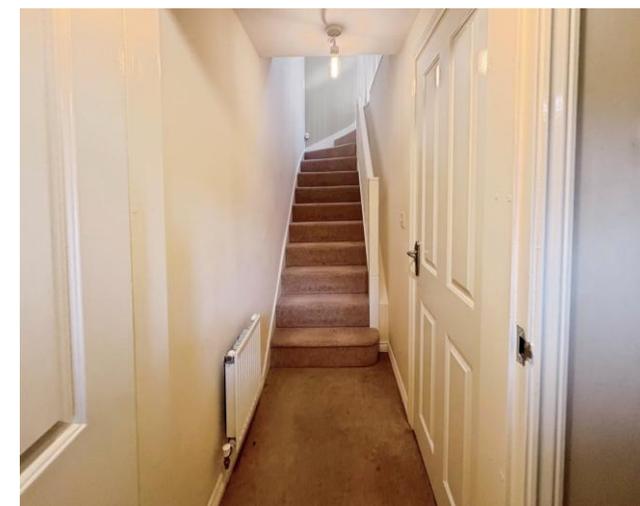
# Key Features



- Modern coach house
- Two spacious bedrooms
- Well-appointed living / dining room
- Separate kitchen
- Private garage
- Desirable location
- Ideal for first-time buyers

As you enter this coach house, you'll find a practical hallway with space for coats, shoes, and everyday items. Stairs lead up to the main living areas, giving a clear separation between the entrance and the home itself. The garage can conveniently be accessed from the ground floor, just to the right of the staircase.

Upstairs, the main living area sits at the centre of the home, offering plenty of flexibility for different furniture layouts and everyday living. Both bedrooms are comfortable doubles, with the master feeling especially practical thanks to its built in storage. The kitchen is well appointed too, featuring a built in single oven and space for either a dishwasher or a washing machine.



Completing the property layout is the modernised family bathroom fitted with low level WC, hand basin and bath tub with over head shower.

The property throughout is bright and airy, with velux window located in the living / dining room, kitchen and bathroom further enhancing the property appeal.

Bottisham is a friendly, well connected village in East Cambridgeshire, about six miles from Cambridge and close to Newmarket. It offers the charm of a traditional rural community while still giving easy access to nearby towns and city amenities. With local shops, schools, and green spaces, it's a practical and pleasant place to live.

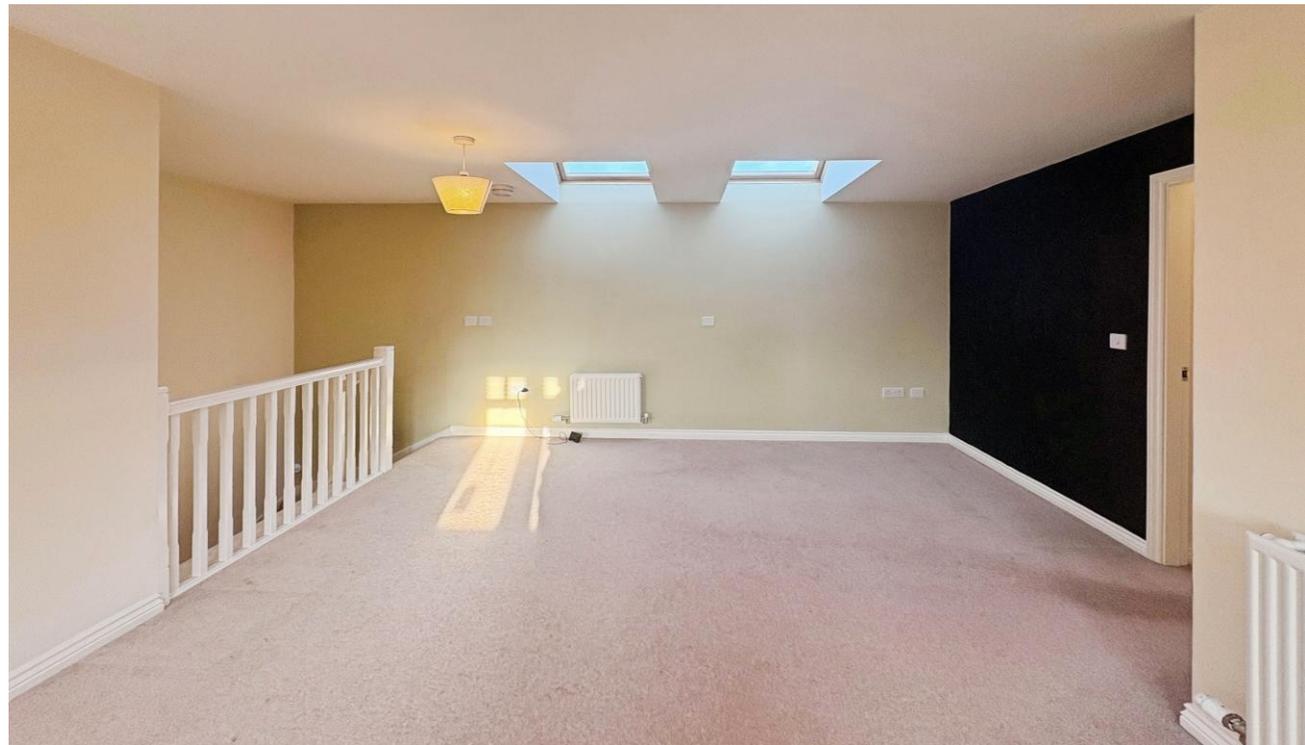
Living / dining room - 5.33m x 4.14m / 17'6 x 13'7

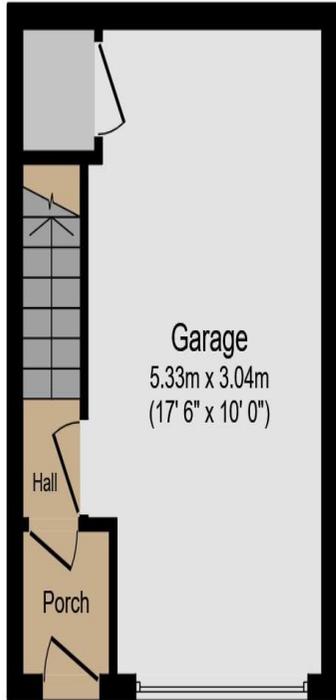
Kitchen - 3.71m x 1.87m / 12'2 x 6'2

Bedroom one - 3.38m x 3.10m / 11'1 x 10'2

Bedroom two - 3.19m x 2.58m / 10'6 x 8'6

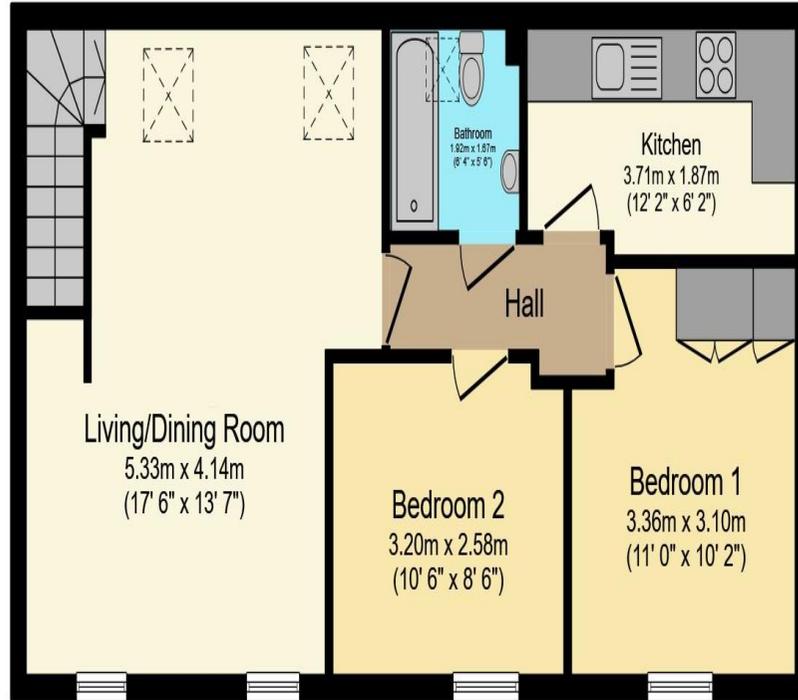
Garage - 5.44m x 3.04m / 17'10 x 10'0





### Ground Floor

Floor area 22.1 sq.m. (237 sq.ft.)



### First Floor

Floor area 58. sq.m. (625 sq.ft.)

Total floor area: 80. sq.m. (861 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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