



**15 Parsonage Barns,
Bottisham**

**DAVID
BURR**



15 Parsonage Barns, Bottisham, CB25 9EG

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 spacious end of terrace barn conversion is situated in a sought-after location within walking distance of Bottisham School and local amenities. The property offers light and airy living accommodation over 3 floors, with the added benefit of off-road parking, a single garage and enclosed rear gardens.

A spacious barn conversion situated in a popular village location with a single garage and off-road parking.

Ground Floor

ENTRANCE HALL With stairs rising to the first floor.

CLOAKROOM With WC and washbasin.

SITTING ROOM A charming room featuring an open fireplace with shelving to one side and a cupboard under the stairs, with French doors opening to the garden. Double doors open through to the study, which could also be used as an extension of the sitting room, with an outlook over the rear garden.

KITCHEN / BREAKFAST ROOM Extensively fitted with a range of units under wood-effect worktops with a 1-and-a-half-bowl sink and drainer. Appliances include a fridge and freezer, oven with 4-ring gas hob and space for a dishwasher.

First Floor

FIRST FLOOR LANDING A spacious landing featuring an airing cupboard housing the hot water cylinder.

BEDROOM 2 A spacious double bedroom with a feature window.

BEDROOM 3 A double bedroom with a fitted wardrobe and outlook over the rear garden.

BEDROOM 4 Double aspect with an outlook over the rear garden.

SHOWER ROOM Fitted with a white WC, washbasin and tiled shower cubicle.

Second Floor

MASTER BEDROOM A charming room featuring exposed beams, fitted wardrobes and storage in the eaves.

ENSUITE Comprising white WC, washbasin and bath with shower over.

Outside

The property enjoys an enclosed rear garden with an extensive paved terrace opening to the lawn, flanked by mature shrub borders, with a gate leading to the parking area for 2 vehicles and a **SINGLE GARAGE** with an up-and-over door, with light and power connected.

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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 Council

COUNCIL TAX BAND F. (£3,541.37 per annum).

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 5500 mbps download, up to 5500 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS forks.testy.nearing

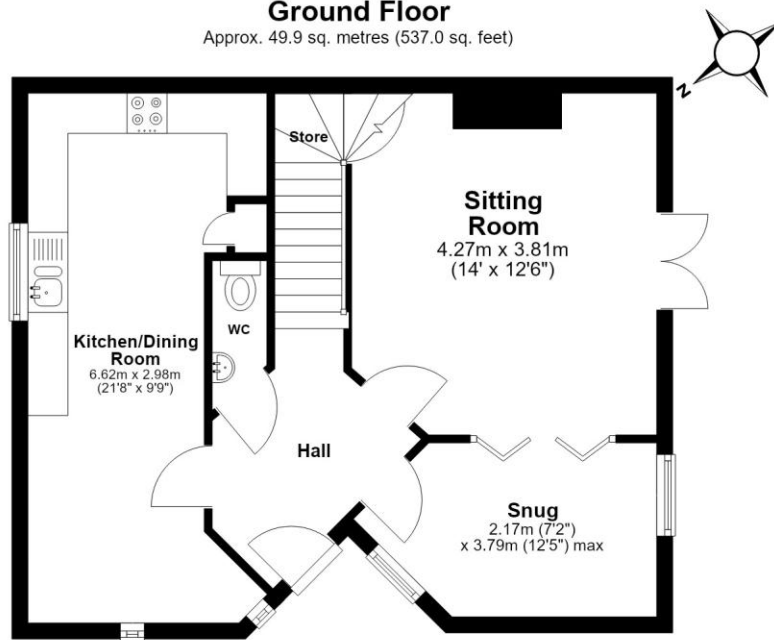
VIEWING Strictly by prior appointment only through DAVID BURR.

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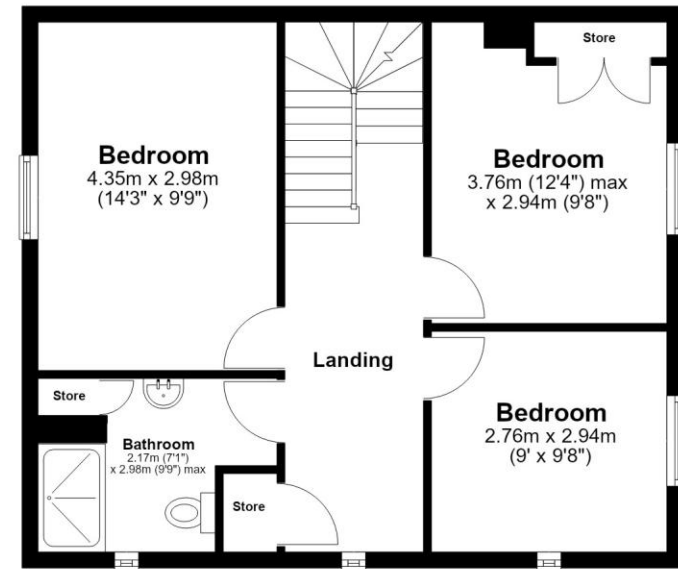
Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



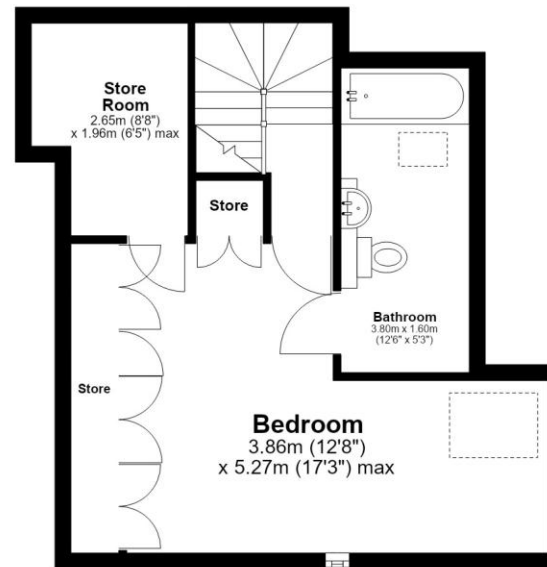
First Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



Second Floor

Approx. 34.9 sq. metres (375.1 sq. feet)



Total area: approx. 136.7 sq. metres (1471.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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