



High Street, Bottisham, Cambridgeshire

Pocock + Shaw

67 High Street
Bottisham
Cambridgeshire
CB25 9BA

An exceptional barn-style residence marrying architectural drama with modern living. Contemporary open-plan spaces featuring vaulted ceilings, a bespoke German kitchen, luxury Villeroy & Boch bathrooms, and an enclosed garden.

Guide Price £800,000
Chain free



An exceptional barn-style residence of impressive scale and design, extending to about 2,800 sqft and finished to an outstanding specification throughout. Combining striking contemporary architecture with thoughtfully designed living spaces, this beautifully appointed home offers a superb blend of style, comfort and practicality.

At the heart of the home is a stunning open-plan kitchen, dining and living space, perfectly suited to modern family life and entertaining. The bespoke German Beckermann kitchen is beautifully finished with granite worktops and a substantial central island with breakfast bar, complemented by a comprehensive range of premium integrated appliances including Neff double ovens and hob, warming drawer, wine cooler and Samsung fridge-freezer.

The living area is wonderfully light and spacious, enhanced by a vaulted ceiling with feature pendant lighting and expansive German Schuco bi-folding doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.

A striking Italian-designed Rintal spiral staircase rises from the main living space to a galleried landing and guest bedroom suite with en-suite bathroom, adding a distinctive architectural focal point to the property. This room could also lend itself for those working from home as an ideal home office.

The ground floor further comprises two generous double bedrooms, a luxurious family bathroom, cloakroom and a practical utility room complete with Bosch laundry appliances and access to the parking area.

A separate staircase leads to the impressive principal bedroom suite, featuring vaulted ceilings and beautiful elevated views towards the village church and neighbouring cottages through a feature gable-end window. A further double bedroom with en-suite shower room completes the accommodation. All bathrooms and en-suites are finished to an exceptional standard with Villeroy & Boch sanitary ware, Hans Grohe fittings and elegant Porcelanosa tiling.

Further benefits include underfloor gas fired heating to the ground floor and radiators to the first floor, a Chubb alarm system, enclosed rear garden, double carport and bin store.

The property is approached from the High Street along a shared shingle driveway leading to the double car port and bin store. There is a front garden area with screen fencing and an enclosed garden laid to lawn to the rear with a patio and timber garden shed.

Bottisham

Steeped in history, the picturesque village of Bottisham is mentioned in the Domesday Book of 1086 and boasts a wealth of charm, from its striking 13th-century Holy Trinity Church to the historic 16th and 17th-century buildings lining the High Street. Today, it is highly regarded as one of the most popular and well-served villages in the area, offering excellent everyday amenities including a general store, post office, public house, and a modern doctor's surgery.

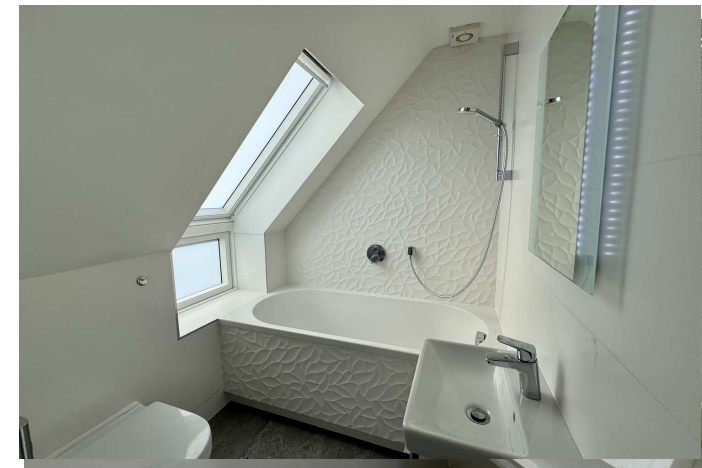
Educational facilities are a major draw for families. The village features a popular local primary school and the well regarded Bottisham Village College. Opened in 1937 as the second of Henry Morris's pioneering Cambridgeshire village colleges, the secondary school recently converted to an Academy in 2011 and features a superb sports and swimming pool complex open to the general public, serving as a vibrant focal point for the community. For those seeking independent education, a full range of renowned schools is available in nearby Cambridge, including The Leys, The Perse, St Faith's, St Mary's, and the Stephen Perse Foundation.



- Striking contemporary architecture with thoughtfully designed living spaces
- Superb blend of style, comfort and practicality
- German Beckermann kitchens with granite worktops
- Villeroy and Boch bathrooms with Hans Grohe fittings and Porcelanosa tiles
- Italian Rintal spiral staircase
- German Schuco bi-folding doors
- Underfloor heating to the ground floor
- Enclose garden
- Double car port



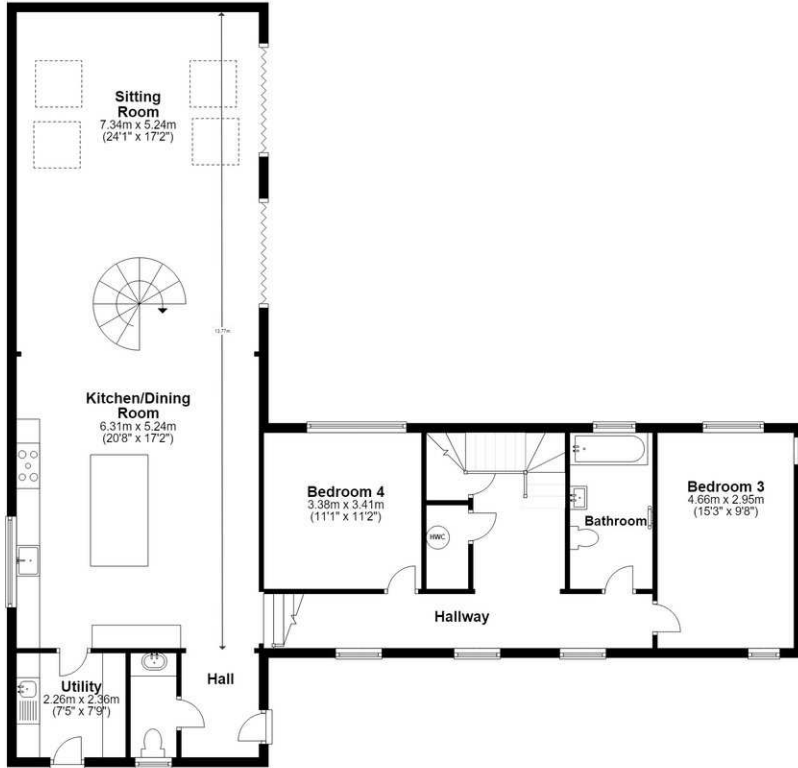
Ideally situated for the commuter, Bottisham offers a perfect balance of rural living and superb connectivity. The high-tech university city of Cambridge lies just 7 miles to the west, while the world-famous racing town of Newmarket is only 6 miles to the east. The village is perfectly placed for access to the A14, providing swift road links to the A11 and M11 for onward travel to London, the M25, and Stansted Airport. Mainline rail connections are highly accessible via Cambridge Station (7.5 miles) or Cambridge North (7 miles), both offering regular services into London Kings Cross and Liverpool Street from around 50 minutes.







Ground Floor
 Approx. 138.2 sq. metres (1487.1 sq. feet)



First Floor
 Approx. 127.9 sq. metres (1376.2 sq. feet)



Total area: approx. 266.0 sq. metres (2863.3 sq. feet)

Services Local Authority- Cambridgeshire
Mains water, drainage and electricity are connected.
Council Tax Band - G £4,142
Tenure - Freehold
Conservation Area - No
Flood Risk - Very Low
Internet connection, Basic 17 Mbps, Superfast 1000 Mbps
Mobile phone coverage by the four major carriers available.
EPC: B

Viewing By Arrangement with Pocock + Shaw PBS



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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