



London Road, Six Mile Bottom, CB8 0UQ

Guide Price £475,000

MA
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A delightful semi detached Victorian cottage in the popular village of Six Mile Bottom. The property is full of character throughout and has a mature and well stocked private cottage garden.

Accommodation includes an entrance hall, living room, kitchen/diner, garden room, study, ground floor shower room, utility room, three bedrooms and a family bathroom.

Outside there is a rear courtyard that opens out into the main garden. To the front there is a front garden that looks out over the village cricket square, a car port and additional off road parking.

Six Mile Bottom provides excellent access to the A11 and Cambridge and is just 12 minutes from Cambridge North railway station.

Viewing is highly recommended.

With door leading to the entrance hall.

Entrance Hall

Welcoming, spacious entrance with doors leading to kitchen/diner and study. Stairway. Radiator.

Kitchen/Diner

20'2" x 11'10"

Shaker style kitchen with a range of matching eye and base level storage units with oak work top over, with matching kitchen island which provides further storage. Fitted butler sink with mixer tap over. LVT wood effect flooring. Integrated electric double oven with inset electric hob and extractor over. Integrated dishwasher. Built in storage and shelving to the alcove. Dual aspect windows to the front and rear. Ample space for upright fridge/ freezer. Generous dining area. Doorway leading to living area.

Study

13'11" x 11'10"

Charming room with exposed wooden flooring. Fireplace with exposed brick and hearth currently fitted with wood burner stove. Window to the front aspect. French doors leading to rear garden.

Sitting Room

13'8" x 12'5"

Generous, well presented living room with LVT wood effect flooring. Dual windows to the side aspect. Opening leading into the garden room. Doors leading to the entrance hall, kitchen and rear garden.

Garden Room

12'5" x 9'6"

Charming garden room with LVT wood effect flooring. Large velux window. French doors leading to rear garden. Radiator. Opening to the sitting room. Door to the shower room.

Shower Room

9'6" x 8'5"

Modern suite comprising of shower cubicle, low level WC and sink. Door leading to the garden room.

Utility Room

7'4" x 6'0"

Fitted with counter top, inset sink with mixer tap over, door leading to outside.

Landing

With doors leading to all bedrooms and bathroom, stairs leading to the entrance hall.

Bedroom 1

14'0" x 10'7"

Spacious and bright double bedroom with paneled ceiling, dual aspect windows to both the front and rear. Hardwood flooring. Radiator. Door leading to the landing.

Bedroom 2

10'10" x 8'3"

Spacious room with paneled ceiling, built in wardrobe to the alcove, window to the front aspect. Door leading to the landing.

Bedroom 3

11'10" x 8'2"

Double room with paneled ceiling, hardwood flooring. French doors leading to juliette balcony. Door leading to the landing.

Bathroom

8'2" x 5'10"

Modern white suite, comprising of low level WC, pedestal hand basin, paneled bath with taps and handheld shower attachment over. Attractive half paneled walls. Obscured window. Door leading to landing.

Outside Front

Front lawn with established shrub and hedge borders with pathway leading to the front door and rear garden. Access to the car port and rear garden.

Outside Rear

Laid to lawn with a huge variety of established flower and shrub planting. Small patio area with french doors leading to the study. Further patio area with french doors leading to the garden room, creating a lovely social space. Summerhouse. Side access to the front.

Car Port

Timber framed open car port with hard standing parking. Pathway leading to the front door. Graveled area to the rear providing off road parking.

Property Information

EPC - E
Tenure - Freehold
Council Tax Band - D (South Cambridgeshire)
Property Type - Semi Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 1280 sqm
Parking – Car port and additional off road parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric storage heaters
Broadband Connected - tbc
Broadband Type – Superfast Available, 80MBPS download, 100MBPS upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

Six Mile Bottom is a small rural hamlet located in Cambridgeshire, approximately six miles southeast of Cambridge city centre. It offers a peaceful countryside setting benefitting from a convenience store within the village itself, and nearby towns such as Newmarket and Mildenhall provide essential services, shops, and pubs. The area is well-connected by road, with Newmarket just 5 miles away and with the A11 motorway providing easy access to Cambridge (around 10-12 miles away), Ely (about 20 miles), and Bury St Edmunds (approximately 20 miles). For broader amenities, residents can travel to Cambridge, known for its university, historic sites, and vibrant cultural scene, or to nearby towns offering various retail, dining, and recreational facilities.

GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



- Semi Detached Victorian Cottage
- Country Kitchen/Diner
- Spacious Living Room
- Two Further Reception Rooms
- Three Bedrooms
- Family Bathroom
- Charming Rear Gardens
- Open Car Port And Off Road Parking
- Viewing Highly Recommended



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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