



**High Street, Bottisham CB25 9BA**

**Guide Price £650,000**

**MA**  
Morris Armitage

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# High Street, Bottisham CB25 9BA

An opportunity to purchase a substantial detached bungalow superbly nestling in the heart of this well served and thriving village and enjoying delightful mature gardens.

This impressive property offers sizeable and generous rooms throughout and boasts accommodation to include spacious entrance hall, living room/dining room, kitchen/breakfast room, three bedrooms (ensuite to master) and a family bathroom.

Approached via a private drive, the property stands on a lovely private plot with extensive parking, detached garage and superb gardens.

No chain – viewing recommended.

**Entrance Hall**  
Spacious entrance with doors leading to all rooms. Airing cupboard. Built-in storage cupboard. Radiator.

**Kitchen/Breakfast Room**  
**19'3" x 12'10"**  
Modern range of matching eye and base level cupboards with worktop over, incorporating a breakfast bar seating area. Stainless steel sink and drainer with mixer tap over. Integrated double, eye level, oven. Inset gas hob with extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Built-in pantry cupboard. Radiator. Large window to the rear aspect. Internal window to the entrance hall. Glazed door to the entrance hall. Door to the utility room.

**Dining Room**  
**13'11" x 12'10"**  
Generous dining room with window to the side aspect. Radiator. Glazed door to the side garden. Door to entrance hall.

**Living Room**  
**20'5" x 12'10"**  
Spacious living room with exposed stone open fireplace with tiled hearth and wooden mantel. Further exposed stone plinth feature with wooden shelves. Dual aspect windows. Radiator. Door to entrance hall.

**Utility Room**  
**10'1" x 8'11"**  
Range of fitted eye and base level cupboards with work top over. Space and plumbing for washing machine. Spaces for other appliances. Obscured window to the rear aspect. Glazed door to the rear garden. Radiator. Door to kitchen/breakfast room.

**Bedroom 1**  
**20'3" x 12'5"**  
Spacious double bedroom with built-in wardrobe. Dual aspect windows. Radiators. Doors leading to the shower room and entrance hall.

**Cloakroom & Shower Room**  
Modern white suite comprising low level, concealed cistern, W.C., inset hand basin with built-in storage under and generous walk-in shower.

Attractively tiled throughout. Dual obscured windows. Radiator. Doors leading to Bedroom 1 and entrance hall.

**Bedroom 2**  
**12'11" x 12'0"**  
Generous double bedroom with built-in wardrobes. Radiator. Window to the side aspect. Doors to the en suite and entrance hall.

**En Suite**  
Modern white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in storage under with counter worktop and panelled bath with wall mounted shower over. Radiator. Obscured window. Door leading to Bedroom 2.

**Bedroom 3**  
**12'5" x 10'11"**  
Generous double bedroom with built-in storage cupboard. Radiator. Window to the front aspect. Door to the entrance hall.

**Garage**  
**19'0" x 18'0"**  
With dual up and over doors. Pedestrian door leading to the rear garden.

**Outside - Front**  
Lawned areas with a variety of shrub planting. Block paved driveway, providing ample off road parking. Pathway leading to the front door with storm porch. Access to the double garage with up and over dual doors. Paved pathways leading to the rear garden.

**Outside - Rear**  
Mainly laid to lawn with wrap around pathways leading to the front. Patio area with attractive pond feature. A variety of established trees and planting. Attractive brick wall and fenced boundaries. Doors leading to the dining room and utility room. Pedestrian door to the garage.

**PROPERTY INFORMATION**  
EPC - D  
Tenure - Freehold  
Council Tax Band - F (East Cambs)  
Property Type - Detached Bungalow

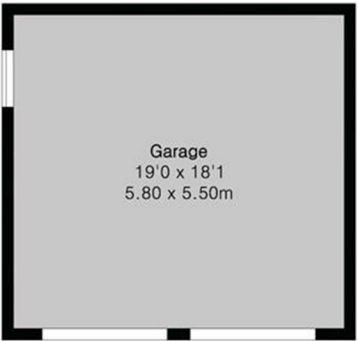
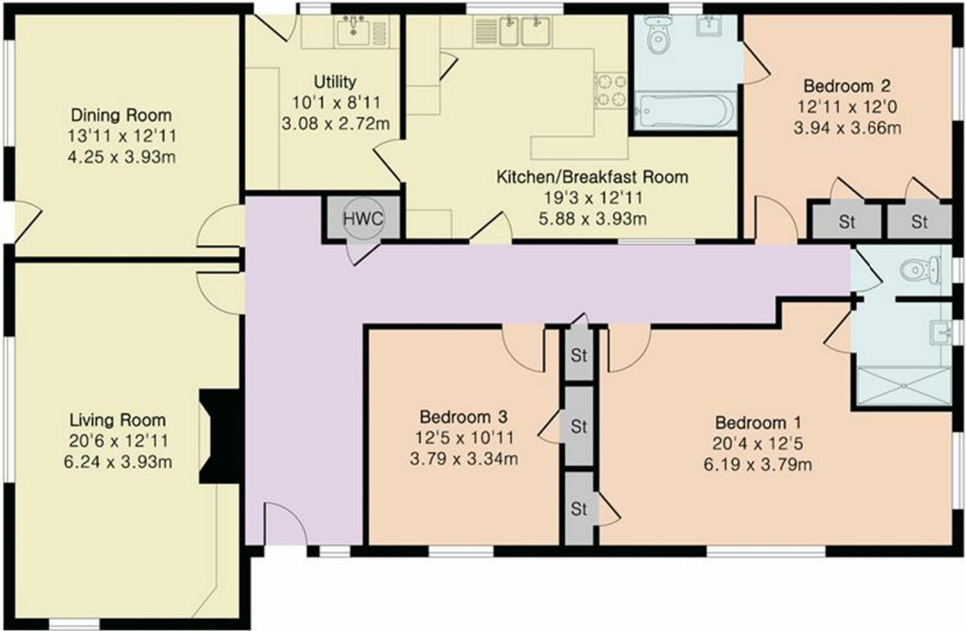
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 158 SQM  
Parking – Driveway & Double Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

**Location**  
Bottisham is a charming village located about five miles northeast of Cambridge, England, known for its picturesque surroundings and community atmosphere. The village boasts several amenities, including a primary school, secondary school, local shops such as a convenience store, a bakery, and a pub, offering a taste of community life. Nearby, you'll find Bottisham's recreational facilities, including sports clubs and green spaces. The village benefits from excellent transport links, making it accessible to larger towns and cities, with Cambridge city centre reachable within a 15-minute drive, and easy access to nearby locations such as Newmarket (approximately 10 miles away) and Ely (around 12 miles).



Approximate Gross Internal Area 1701 sq ft - 158 sq m  
(Excluding Garage)

Garage Area 343 sq ft – 32 sq m



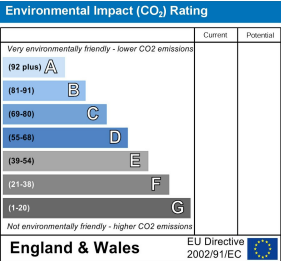
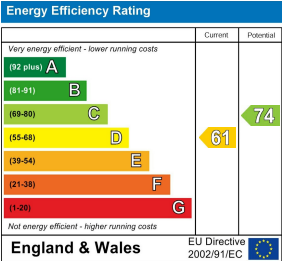
Garage

Ground Floor

- Detached Bungalow
- Kitchen/Breakfast Room
- Two Reception Rooms
- Three Double Bedrooms
- En Suite
- Family Rear Garden
- Driveway & Garage
- NO CHAIN
- Highly Regarded Village Location
- Viewing Highly Recommended



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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