



Ox Meadow, Bottisham, CB25 9FL

CHEFFINS

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Bottisham,
CB25 9FL

An excellent opportunity to acquire this expertly maintained and well-presented coach house, offering accommodation on the first floor with a lengthy garage on the ground floor, occupying a prominent position in the development with an ease of access to the communal grounds as well as the wealth of local amenities the well-served village of Bottisham offers.

LOCATION

Bottisham is a delightful village just 6 miles east of Cambridge and is well placed for access to the A14 and A1303, as well as Cambridge North Railway Station and the market town of Newmarket. The village benefits from a variety of local amenities including a primary school, secondary school (Ofsted: Outstanding), leisure centre, medical centre, shops and a post office.



Guide Price £290,000





STORM PORCH

covering the panelled glazed entrance door with viewfinder and privacy glass leading through into:

ENTRANCE HALLWAY

with footwell, radiator, lighting and panelled door leading through into:

SECONDARY ENTRANCE HALLWAY

with stairs rising to first floor accommodation and a panelled door providing access into the Garage. Panelled door to understairs storage cupboard making it a highly versatile storage space but maybe potential for conversion subject to necessary planning consent.

ON THE FIRST FLOOR

OPEN PLAN LIVING/DINING ROOM

with part vaulted ceiling, double panelled radiators, Velux skylights, double glazed windows out onto front aspect, panelled door leading through into:

INNER HALLWAY

with loft access, radiator, wall mounted thermostat and panelled doors providing access to respective rooms.

BATHROOM

comprising of a three piece suite with combined shower and bath, wall mounted shower head, hot and cold mixer bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed Velux skylight out onto rear access.

KITCHEN

comprising a wealth of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, inset 4 ring gas hob with extractor hood above and oven below with stainless steel splashback, space for fridge/freezer, further available space for white goods including additional freezer, integrated and concealed

washer/dryer, space and plumbing for dishwasher, wood effect flooring, radiator, inset LED downlighters, Velux skylights out onto rear aspect.

BEDROOM 1

with a set of full height built-in wardrobes fitted with a range of storage options including shelving and rails, radiator, double glazed window out onto front aspect.

OUTSIDE

Garage with up and over door, power and light connected.

AGENTS NOTES

Tenure - Freehold

Council Tax Band - B, East Cambridgeshire

Property Type - Coach house

Property Construction - Standard

Number & Types of Room - Please refer to floor plan

Square Footage - 690 sq ft

Parking - Garage and driveway parking available

Management Charge - approx. £250.00 per annum.

UTILITIES/SERVICES

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Boiler and radiators, mains gas

Broadband - Superfast Broadband available

Mobile Signal/Coverage - OK Coverage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

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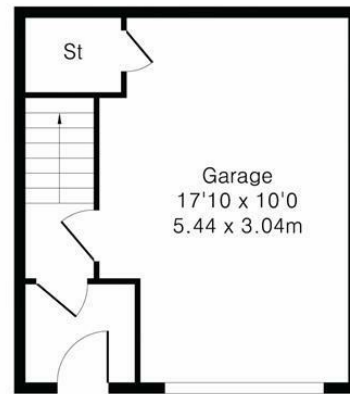
Local Authority - East Cambridgeshire

Approximate Gross Internal Area 690 sq ft – 65 sq m

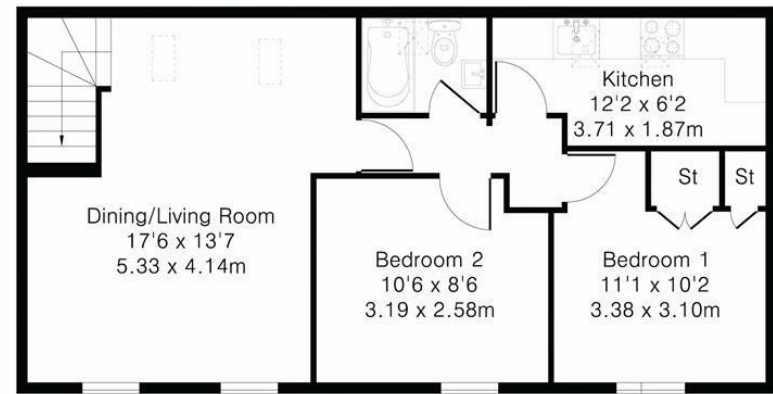
Ground Floor Area 71 sq ft – 7 sq m

First Floor Area 619 sq ft – 58 sq m

Garage Area 194 sq ft – 18 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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