



Tunbridge Lane, Bottisham, CB25 9DU

CHEFFINS

Tunbridge Lane

Bottisham,
CB25 9DU

- Link Detached Family Home
- Four Double Bedrooms
- Open Plan Kitchen/Dining Room
- Three Bathrooms, Two Of Which Are En-Suites
- Private & Landscaped Garden
- Garage
- Accessed via Private Drive
- Ideal Location In A Well-Served Village

A highly individual link-detached family residence, providing exceptionally well-proportioned accommodation arranged over two floors. The property features a sizeable open-plan kitchen/dining room and a generous principal bedroom suite, complemented by a private, low-maintenance rear garden. Set back from Tunbridge Lane along a private driveway, the home enjoys a desirable position within easy reach of the wide range of amenities that Bottisham has to offer.

4 2 3

Guide Price £700,000





LOCATION

The property is located in a secluded setting, which is considered to be one of the most desirable positions within the village. Bottisham is a highly sought after village, steeped in history and well known for its attractive village centre. The village enjoys a vast range of local amenities, many of which are just a short walk away, including multiple restaurants/eateries, village shop/post office, pharmacy, hairdressers and a public house. A short journey to Cambridge, a university town, provides access to a wealth of amenities and river frontage. In the other direction lies the popular and well served racing town of Newmarket with a whole host of amenities, including a train station. Another huge attraction to the village itself is the fantastic schooling options available, in particular Bottisham Village College which has recently been rated outstanding by Ofsted as well as ease of access to Cambridge schooling options such as Hills and Long Road sixth form colleges. The tranquil and rural setting is further enjoyed by the short walk to Anglesey Abbey. The village is also well placed for the commuter, as Cambridge has its own train station (7 miles away) (into London within an hour) as well as Cambridge North (6.5 miles away). A short journey to Newmarket also provides access to a station which links Ipswich and Cambridge. It's also well placed for access to major routes including the A14, A11 and M11 motorway. The Village College also offers excellent leisure amenities and the village itself provides an extensive choice of various societies and a wonderful community spirit.

STORM PORCH

covering the panelled glazed entrance door with frosted glazed panel leading into:

ENTRANCE HALL

with coved ceiling, wall mounted lighting, radiator, stairs rising to first floor accommodation with understairs storage cupboard, built-in coat cupboard fitted with shelving and coat hooks, panelled doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, radiator, coved ceiling, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

SITTING ROOM

with coved ceiling, gas fireplace with stone surround and raised hearth, wall mounted lighting, radiators, set of two double glazed French doors leading out onto garden.

FAMILY ROOM

with coved ceiling, radiator, double glazed window to side aspect.

UTILITY ROOM

comprising a collection of base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, tiled flooring, space and plumbing for washer/dryer, tiled splashback, wall mounted gas fired Potterton boiler providing hot water and heating for the property, coved ceiling, inset LED downlighters, panelled glazed door leading out onto side access.

OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprises a wealth of both wall and base mounted storage cupboards and drawers, granite work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, space for gas Range style cooker, tiled splashback, extractor hood above, integrated and concealed dishwasher, integrated and concealed

fridge/freezer, further storage units include glazed display cabinet, tiled flooring, coved ceiling, inset LED downlighters, double glazed window out onto side aspect, opening through into DINING AREA with tiled flooring, space for American style fridge/freezer, coved ceiling, radiator, two double glazed windows to both front and side aspect.

ON THE FIRST FLOOR

access via a split level staircase.

LANDING

loft access, coved ceiling, wall mounted lighting, airing cupboard with fitted timber shelving, further storage cupboard housing pressurised hot water cylinder, double glazed window to side aspect.

PRINCIPAL BEDROOM SUITE

with coved ceiling, wall mounted lighting, radiator, double glazed window to front aspect, opening through into DRESSING AREA with a wealth of built-in wardrobes fitted with railings and shelving, inset LED downlighters, further loft access, Velux skylight fitted with blinds out onto front aspect, panelled door leading through into:

ENSUITE BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, shaver point, heated towel rail, radiator, inset LED downlighters, coved ceiling, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 2

with coved ceiling, built-in wardrobe fitted with railings and shelving, radiator, double glazed window to side aspect, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising a three piece suite with shower cubicle with wall mounted shower head, accessed via a glazed shower door, low level w.c., with concealed dual hand flush, wash hand

basin with separate hot and cold taps, tiled surround, shaver point, heated towel rail, tiled flooring, coved ceiling, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

FAMILY BATHROOM

comprising of a four piece suite with tiled bath with separate hot and cold bath taps, shower cubicle with wall mounted shower head, accessed via glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, heated towel rail, radiator, shaver point, extractor fan, inset LED downlighters, coved ceiling, double glazed window fitted with privacy glass out onto front aspect.

BEDROOM 3

with coved ceiling, built-in wardrobes fitted with railings and shelving, radiator, double glazed window overlooking garden.


BEDROOM 4

with coved ceiling, built-in wardrobes fitted with railings and shelving, radiator, double glazed window overlooking garden.

OUTSIDE

To the rear of the property is an exceptionally private space principally paved with a wonderful area for outside entertaining and relaxing and this is bordered by well stocked bedding both raised and at ground level full of mature shrubs and flowering plants as well as trees. Surrounding these bedded areas is a gravelled walkway which takes you round to the rear part of the garden with further well stocked bedding and enclosed by timber fencing. The two French doors benefit from two electric awnings and the gravelled pathway extends round to a very wide side access ideal for storage and timber storage shed. To the other side of the property is a paved pathway leading to side access gate with outside tap, wall mounted lighting.



| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



Guide Price £700,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - East Cambridgeshire



**Approximate Gross Internal Area 2288 sq ft - 213 sq m
(Excluding Garage)**

Ground Floor Area 1050 sq ft – 98 sq m

First Floor Area 1238 sq ft – 115 sq m

Garage Area 183 sq ft – 17 sq m



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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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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