London Road, Six Mile Bottom, CB8 0UQ

CHEFFINS

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Six Mile Bottom,
CB8 0UQ

3 2 2

£1,800 PCM

- Immaculately presented throughout
- 3 Bedrooms with shower room and main bathroom on first floor
- Located on railway crossing
- Off road parking for two cars and EV charging point
- Converted original Station House
- Oil fired central heating
- Underfloor heating in kitchen and entrance hall
- Spacious living areas
- Well equipped modern fitted kitchen/dining room

An exceptional 3 bedroom period home, converted from the original station house and sympathetically renovated to a high standard. The property fronts directly on to the platform of a working railway line and is beautifully presented throughout with a wealth of character including a stunning double aspect former booking hall with high ceilings, a separate living room and a well equipped modern fitted kitchen/dining room. Features include a bright entrance hall with tiled flooring, a character ground floor shower room and 1st floor bathroom and a delightful established and surprisingly private South facing garden. EPC E, Council Tax Band: B. Available September 2026.

LOCATION

Six Mile Bottom is a small village on the A1304, 6 miles south of Newmarket and only 7 miles east of Cambridge. The village offers excellent access to the A11 main road links to Cambridge and London. Local amenities include Swynford Manor and Convenience store. More comprehensive facilities are available in nearby villages; Bottisham (4 miles), Dullingham (4 miles) and Fulbourn (5 miles).

ENTRANCE HALL
With a stained glass front door leading to the entrance hall with underfloor electric heating and stairs to the first floor.

KITCHEN/ DINING ROOM
19'10" x 16'11"
A delightful triple aspect room with a well equipped modern fitted kitchen with range of fitted base units, stone worktops with inset sink, integrated twin ovens with induction hob, marble effect splashbacks and extractor hood over, integrated dishwasher, herringbone wood block flooring with underfloor heating.

UTILITY ROOM
7'4" x 6'3"
with sink and space for washing machine, external door leading to the side of the house.

SHOWER ROOM
with a walk in shower cubicle, WC and hand basin, tiled walls.

LIVING ROOM
15'5" x 10'10"
with a fireplace with a cast iron grate and surround, 2 sliding sash windows overlooking the railway platform.

BOOKING HALL/MAIN LIVING SPACE
23'1" x 14'10"
a stunning double aspect room with high ceilings, a feature fireplace, wood flooring, pair of French doors leading to the garden area.

LANDING

BEDROOM ONE
15'1" x 11'2"
With feature fireplace and windows to front.

BEDROOM TWO
9'10" x 7'1"
With window to rear.

BEDROOM THREE
11'2" x 6'5"
With window to front.

BATHROOM
With WC, hand basin and free standing bath with window to rear.

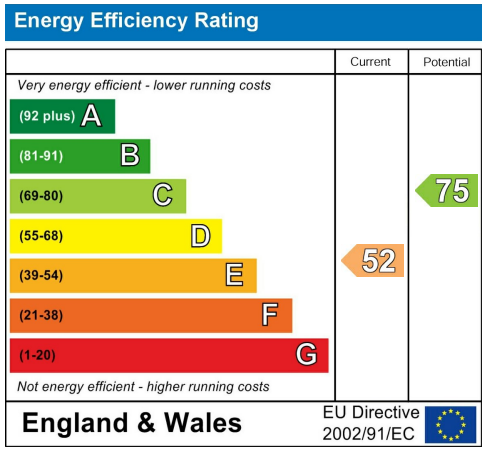
REAR GARDEN
Approached via an ornate wrought iron gate leading from the parking area to an attractive enclosed south facing garden which is laid to lawn with a large paved patio area and established shrubs borders.

LETTING AGENTS NOTES
Deposit - £2076.00
Holding Deposit - £415.00
EPC - E
Council Tax - B
Square Footage -1323.97

For more information on this property please refer to the Material Information brochure on our Website.

AGENTS' NOTE
The property was converted from the station house and is situated on the platform for the railway station. No public access is allowed to the platform which is owned by the rail network and non stopping trains operate along the line.

Station House
SIL



£1,800 PCM
Tenure -
Council Tax Band - B
Local Authority - South Cambridgeshire

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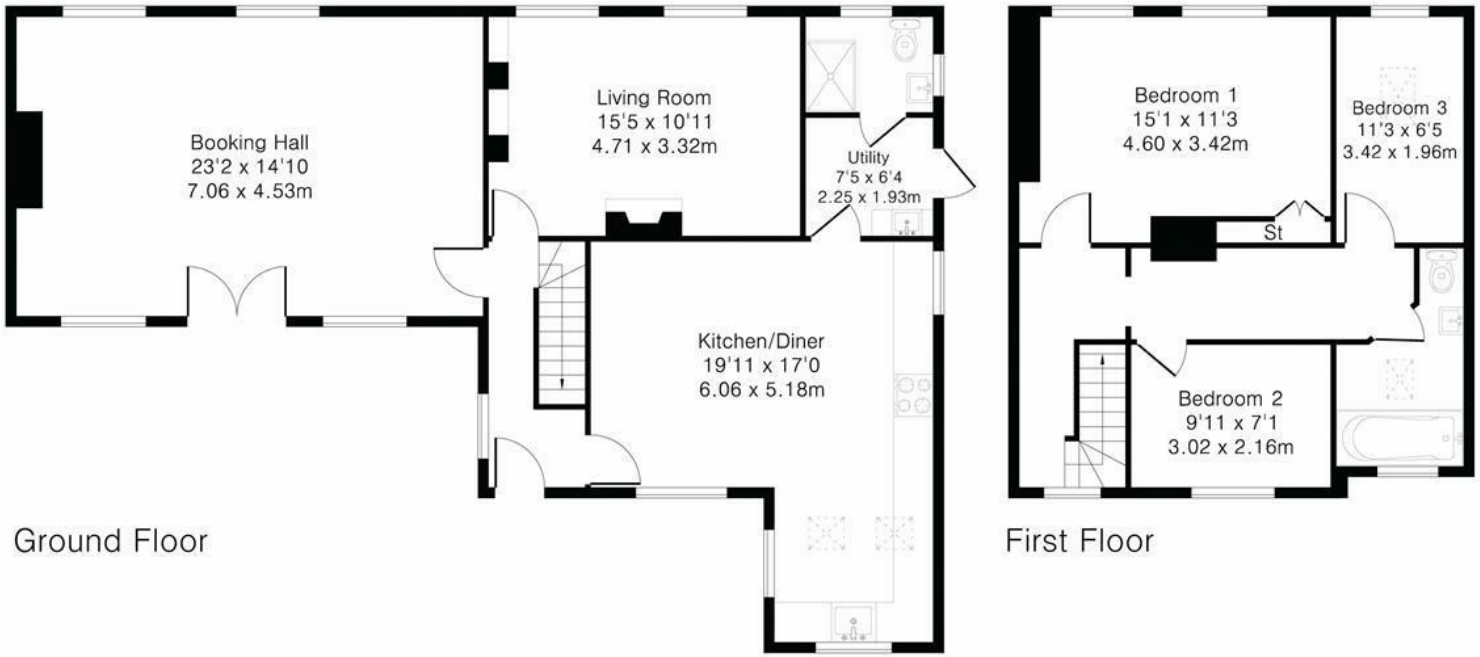
Approximate Gross Internal Area 1432 sq ft – 133 sq m
Ground Floor Area 924 sq ft – 86 sq m
First Floor Area 508 sq ft – 47 sq m



PINK PLAN

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.

RICS Certified Property Measurer

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2 Black Bear Court, Newmarket, Suffolk, CB8 9AF
01638 663228 | newmarket.lettings@cheffins.co.uk | cheffins.co.uk

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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.