



Ancient Meadows, Bottisham, CB25 9AX

**CHEFFINS**

## Ancient Meadows

Bottisham,  
CB25 9AX

- 2 Bedrooms
- Open Plan Kitchen/Living Area
- Gas Fired Underfloor Heating
- Well Presented
- Carport Parking
- Communal Gardens
- Close to Amenities & Transport Links

A well presented 2 bedroom coach house located in the popular village of Bottisham. The property benefits from a modern open plan living/kitchen area, an ensuite shower room, a separate bathroom and under floor heating throughout with zone controls. Further features include access to communal gardens, 1 allocated car port space with a further shared visitor parking area and a bike store.

2 2 1

Offers In Excess Of £250,000





## LOCATION

BOTTISHAM is a village situated on the east side of Cambridge with easy access to Cambridge and Newmarket. There are good facilities including local shops, doctor's surgery, Church, primary school and Village College. The village is an established community with regular bus services to Cambridge, Newmarket and Ely.

**ENTRANCE HALL**

Private access with a double glazed composite entrance door, cat flap into car port, stairs leading up to the first floor.

**FIRST FLOOR LANDING**

with bespoke built-in storage, tiled flooring with under floor heating, storage cupboard, double glazed window to the front aspect.

**KITCHEN/LIVING AREA**

Open plan dual aspect room (3.29m x 4.09m) with double glazed windows to the front and rear, inset spotlights, tiled flooring with under floor heating, zone thermostat.

The kitchen (1.88m x 3.11m) comprises a range of matching wall and base units with solid wood worksurfaces over, stainless steel sink, integral appliances including an electric oven, Hotpoint 4 ring hob with extractor hood over, tiled splashbacks, space for fridge and freezer.

**BEDROOM 1**

10'1" x 11'4"

with built-in wardrobes, under floor heating, zone thermostat, double glazed window to the rear aspect.

**ENSUITE SHOWER ROOM**

with a low level WC, vanity wash hand basin, shower cubicle, tiled splashbacks, inset spotlights, heated towel rail, extractor fan, under floor heating, double glazed window to the front aspect.

**BEDROOM 2**

7'1" x 13'5"

with under floor heating, zone thermostat, double glazed window to the front aspect.

**BATHROOM**

with a low level WC, vanity wash hand basin, 'P' shaped bath, tiled floor with under floor heating, inset spotlights, extractor fan.

**OUTSIDE**

To the rear of the property is a communal area with a bike store, visitor parking spaces, communal gardens mainly laid to lawn with mature hedgerow borders, timber fencing, mature trees.

**CARPORT**

The coach house is built over 4 carports, one of which is allocated to this property.

Access to large storage cupboard with shelving, mall mounted gas fired boiler, space and plumbing for washing machine.

**SALES AGENTS NOTES**

Tenure - Leasehold

Length of Lease - 105 years remaining

Annual Ground Rent - £200 approx.

Annual Service Charge - £700 approx.


Service Charge Review Period - Annually

Please note pets are permitted by request and is subject to the property management company's approval.

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>78</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



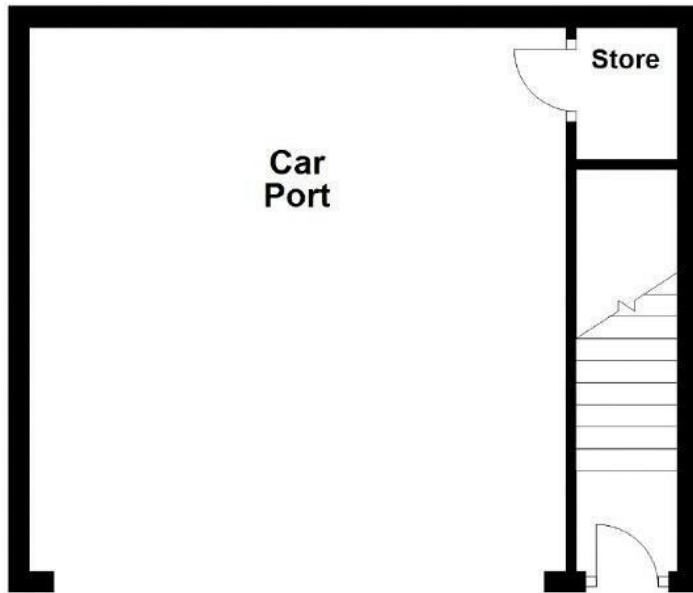
Offers In Excess Of £250,000  
 Tenure - Leasehold  
 Council Tax Band - A  
 Local Authority - East Cambridgeshire





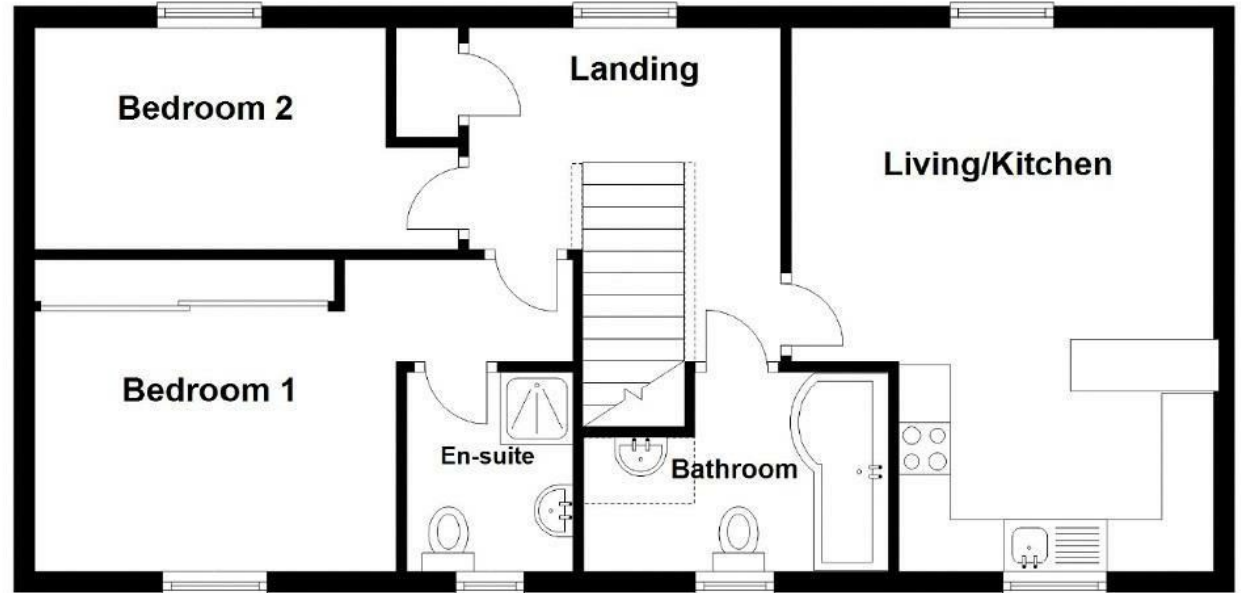
### Ground Floor

Approx. 5.1 sq. metres (55.0 sq. feet)



### First Floor

Approx. 59.7 sq. metres (643.1 sq. feet)



[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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

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.

