



1 BRADFORD COTTAGES
Lode Road, Bottisham, Cambridge

Carter Jonas

1 BRADFORD COTTAGES, LODE ROAD, BOTTISHAM, CAMBRIDGE, CB25 9DJ

- Cambridge Station - approx. 7 miles
- Newmarket Station - approx. 7.4 miles
- A14 (Junction 35) - approx. 1.6 miles

3 Bedrooms • 2 Reception rooms • Off-road parking & garage • Central village location • Wonderful established gardens • Gas heating • Electric car charging point

DESCRIPTION

The property offers well-proportioned living accommodation arranged over ground and first floor. The original part of the property retains period features such as exposed beams, timbers and open fireplace. The later addition provides practical functional spaces and offers further scope should more space be required plus ample storage.

The ground floor comprises: spacious entrance hall, cloakroom, wonderful sitting room, kitchen, living/dining room with views over gardens.

On the first floor, there are three bedrooms, one over the sitting room accessed independently, two further bedrooms and bathroom via staircase from entrance hall.

OUTSIDE

The property is set back from the road having a driveway providing off-road parking, garage, established private gardens, with pedestrian access along a side passage to the beautifully maintained rear gardens, which have two paved areas, well-established beds, border, trees, shrubs and hedging plus large ornamental pond, the lawned area benefiting from a westerly aspect, enjoying a level of privacy.

A CHARMING WELL-PRESENTED GRADE II LISTED HOME HAVING BEEN IMPROVED AND EXTENDED BY THE PRESENT OWNERS NOW OFFERING VERSATILE ACCOMMODATION BLENDING BOTH CURRENT EVERYDAY FUNCTIONAL LIVING AND PERIOD CHARACTER.



LOCATION

Bottisham is a popular village located just 7 miles from Cambridge and provides a full complement of local amenities including: shops, eateries/public house, health centre as well as Primary and Ofsted Outstanding Secondary school.

The location offers easy access to Cambridge City Centre, the major road links, A14, M11, A11. The 12th Century Anglesey Abbey owned by the National Trust is also nearby.

ADDITIONAL INFORMATION

Tenure: Freehold

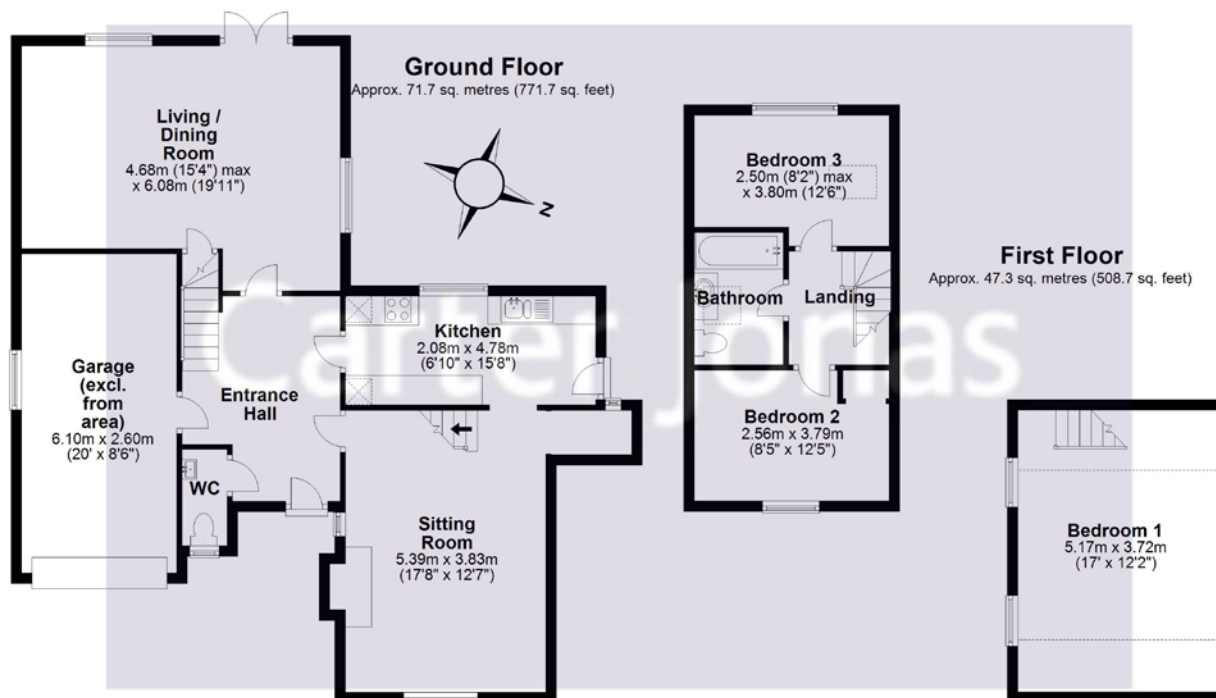
Services: Water, drainage & gas heating

Local Authority: East Cambridgeshire District Council

Council Tax: Band D

Viewings: Strictly by appointment with the selling agents, Carter Jonas T: 01223 403330





Cambridge South 01223 403330

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