



BENDISH LANE, BOTTISHAM



Guide Price: £520,000

We are delighted to present this beautifully renovated executive detached home, ideally located in a quiet cul-de-sac within the highly sought-after village of Bottisham.

Features

- ✓ Chain Free
- ✓ Garage
- ✓ Garden Studio/
Home Office
- ✓ Village Location
- ✓ Off-Street Parking
- ✓ Immaculately
Presented



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We are delighted to present this beautifully renovated executive detached home, ideally located in a quiet cul-de-sac within the highly sought-after village of Bottisham.

Finished to an exceptional standard, this impressive property offers a perfect blend of modern style, practical family living, and versatile spaces – including a garden studio, ideal for a home office, gym, or creative retreat.

Ground Floor

A bright and welcoming entrance hall that immediately sets the tone for the rest of the home.

Study/Home Office: A generous and well-lit workspace overlooking the front aspect – perfect for those who work from home.

Lounge: A spacious family room featuring a large bay window to the front, creating a warm and comfortable living area.

Cloakroom: Fitted with a modern vanity unit, wash basin, and WC. Obscure glass window to the side aspect.

Kitchen/Dining Room: A stunning, fully updated kitchen offering an extensive range of contemporary wall and base units with integrated appliances. The open-plan dining area is ideal for entertaining, with French doors opening onto the south-facing landscaped garden, filling the space with natural light. An internal doorway leads through to the utility room.

Utility Room: Additional storage and worktop space, with a door providing access to the rear garden.

First Floor

Principal Bedroom: A spacious double room with built-in wardrobes and a window to the front aspect. Door leading to:

En-Suite Shower Room: Stylishly fitted with a shower cubicle, WC, and wash basin with vanity unit. Obscure glass window to side aspect.

Bedroom 2: A further double bedroom featuring built-in wardrobes and window overlooking the rear garden.

Bedroom 3: A well-proportioned double bedroom with window to the front aspect.

Bedroom 4: Currently used as a dressing room with full-length fitted storage and window to the rear aspect.

Family Bathroom: A beautifully appointed bathroom featuring a freestanding decorative bathtub, separate shower cubicle, WC, and wash basin with vanity unit. Obscure glass window to the rear aspect.

Outside

The front of the property is attractively presented with mature shrubs and a neat approach.

The rear garden has been professionally landscaped, offering multiple terraced seating areas and a stylish garden studio—perfect for working, exercising, or relaxing.

Gated access leads to the driveway and single garage.

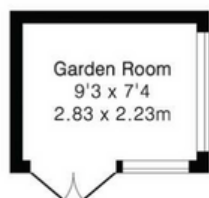
Please note the current maintenance fee is approx. £650 per year.

Bottisham

The village of Bottisham is located 6 miles east of Cambridge, around a 15 minute drive, with easy access to the A14. The village includes a local supermarket and post office, medical centre and local restaurants and pubs.

There is excellent schooling facilities with Bottisham Primary School and Bottisham Village College.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



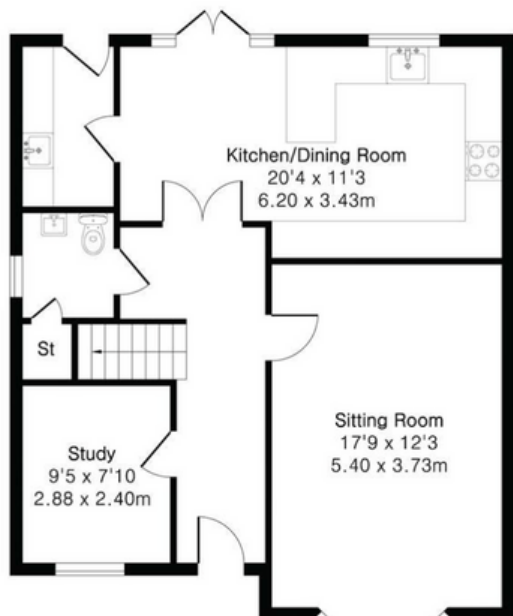
Approximate Gross Internal Area 1537 sq ft - 142 sq m

Ground Floor Area 736 sq ft – 68 sq m

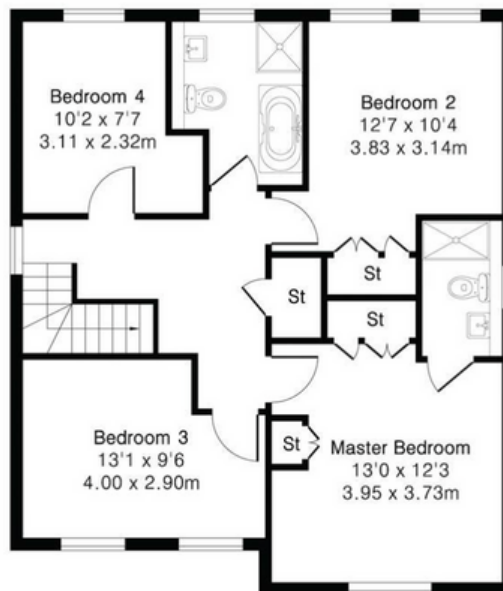
First Floor Area 733 sq ft – 68 sq m

Outbuilding Area 68 sq ft – 6 sq m

Outbuilding



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	89
(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
WWW.EPC4U.COM		

TENURE: FREEHOLD

EPC BAND: C

COUNCIL TAX BAND: F

LOCAL AUTHORITY: EAST CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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