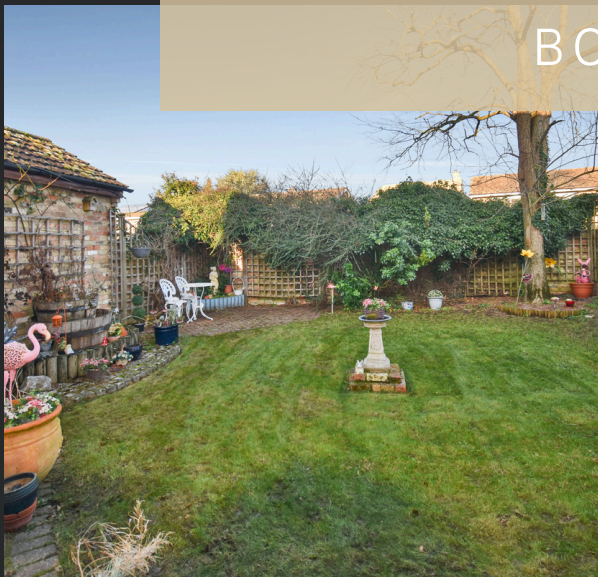




SPRING LANE,  
BOTTISHAM



## Guide Price: £525,000

This is a wonderful 4-bedroom family home in the popular village of Bottisham. This property is within walking distance to the primary school (Ofsted Rated Good) and close to the village's amenities.



## Features

- ✓ Private Garden
- ✓ Garage
- ✓ Close to Primary School
- ✓ Dining Room
- ✓ Off-Street Parking
- ✓ 1344 sqft

### ANTONY DAVIS

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## NEW LISTING

We are pleased to offer this wonderful 4-bedroom family home in the popular village of Bottisham. This property is within walking distance to the primary school (Ofsted Rated Good), and close to the amenities. It also benefits from having a decorative walled and very private rear garden, along with a detached garage.

### Ground Floor

As you enter the property, you are welcomed by a good size hallway, with original glass panelling leading into the lounge:

**Lounge:** Feature large bay window to the front aspect, overlooking the green, original fireplace, the room then extends round to the dining room area.

**Dining Area:** Good size dining area with patio doors leading to the private garden, door leading to the Kitchen.

**Kitchen:** Good range of wall and base units, window to rear aspect, along with side door. Internal pantry cupboard, internal door leading back round to the hallway.

On the left as you enter the property, is the ground floor bedroom:

**Bedroom 4:** Good size ground floor bedroom, with window to front aspect and side.

**Cloakroom:** WC, wash basin, window to front aspect with obscure glass.

## First Floor

Landing area with large window to the side.

Bedroom 1: Good size principal bedroom with large window to front aspect, built in wardrobes.

Bedroom 2: Further double bedroom with window to front aspect, built in wardrobes.

Bedroom 3: with window to rear aspect overlooking the garden.

Bathroom: Family bathroom with large walk-in shower cubicle, WC, wash basin and vanity unit, window to front aspect with obscure glass.

The property benefits from Gas Central heating throughout, along with double glazed windows.

## Outside

A selection of mature planting to the front, with views to the green in front. A side path takes you through the rear garden, which is extremely private with lots of mature planting, along with access to the garage, As you continue, there is a wrought iron gate that takes you through to the rear parking, where there is room for 2 vehicles and access to the garage.

## 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.

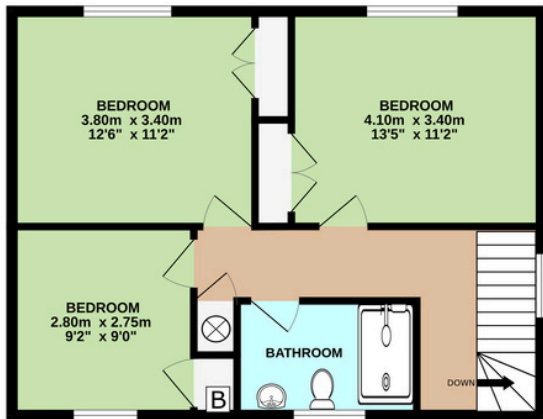
There is excellent schooling facilities with Bottisham Primary School and Bottisham Village College.

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.

GROUND FLOOR  
73.3 sq.m. (789 sq.ft.) approx.



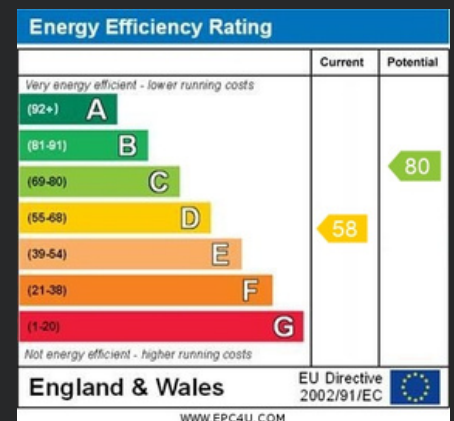
1ST FLOOR  
51.6 sq.m. (555 sq.ft.) approx.



TOTAL FLOOR AREA: 124.9 sq.m. (1344 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD  
EPC BAND: D  
COUNCIL TAX BAND: E  
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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