



HIGH STREET, BOTTISHAM, CB25

Carter Jonas

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Planning

Planning permission was granted on 28th May 2026 under Planning Reference **26/00547/ERN** for the change of use from office accommodation to a residential dwelling, creating an exciting opportunity to deliver a well-positioned new home within the heart of this thriving village.

Location

Bottisham is a highly regarded and sought-after Cambridgeshire village, situated approximately 6.5 miles north-east of Cambridge. The village enjoys excellent transport connections, with convenient access to the A14, Cambridge, Newmarket and Bury St Edmunds, together with the Cambridge Science Park and Cambridge North railway station, providing regular services to London and destinations across the region.

Offering an attractive blend of rural village charm and modern convenience, Bottisham is particularly popular with commuters, families and those seeking a well-connected village lifestyle. The village boasts an excellent range of local amenities including a village store, post office, public house, doctor's surgery, dentist, library and sports centre with swimming pool. Educational provision is exceptionally well catered for, with a primary school and the highly regarded Bottisham Village College, rated "Outstanding" by Ofsted.

For those who enjoy the outdoors, the renowned National Trust Anglesey Abbey lies nearby, offering beautiful gardens, woodland walks and seasonal attractions, all within easy walking or cycling distance of the property.

Method of Sale

The property is offered for sale by **Private Treaty**.

Services

Mains electricity, gas and water are connected to the property. Interested parties should satisfy themselves as to the availability, capacity and location of all services and make their own enquiries with the relevant statutory authorities where necessary.

Viewings

Viewings are strictly by appointment through **Carter Jonas New Homes**.

A RARE OPPORTUNITY TO PURCHASE AN OFFICE BUILDING WITH PLANNING PERMISSION TO CONVERT INTO A RESIDENTIAL DWELLING, IN A SOUGHT AFTER VILLAGE.





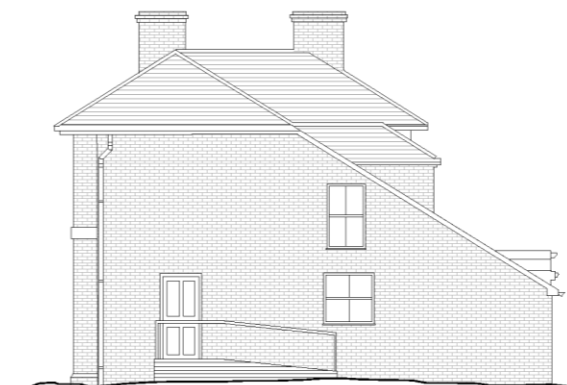
Elevation 01
1 : 100



Elevation 02
1 : 100



Elevation 03
1 : 100



Elevation 04
1 : 100

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Classification L2 - Business Data

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