



High Street, Fowlmere, Royston, SG8 7SJ

CHEFFINS

High Street

Fowlmere, Royston,
SG8 7SJ

- Part Furnished or Unfurnished
- 5 Bedrooms
- Large Sitting Room
- Ensuite and Main Bathroom
- Garage
- Generous Gardens
- Available 01.09.2025
- Oil Heating

A magnificent detached family home close to the heart of this sought after Village. The property provides spacious and versatile accommodation to include kitchen/breakfast room, 3 reception rooms, 2 bathrooms and stands within generous mature gardens. Off street parking and Garage. The Village has its own Church and Pub/Restaurant and is conveniently placed for the M11 and is only 8 miles from Cambridge City. Part Furnished or Unfurnished. EPC rating E. Council Tax Band G. Available 08.09.2025.

5 3 3

£2,250 PCM





LOCATION

Fowlmere is a most desirable and highly sought after south Cambridgeshire village which enjoys an excellent range of local amenities including village hall, pre school nursery, primary school, historic church, public house and restaurant as well as being home to a RSPB reserve. The university city of Cambridge is about 8 miles away. For the commuter there are mainline stations close by in Shepreth and Foxton for London's King's Cross and Cambridge and Whittlesford for London Liverpool Street. The village is also well-placed for major routes including the M11 motorway at Duxford (junction 10) and Harston (junction 11).

Reception Hall

with laminate flooring, radiator, loft access, internal door to garage and stairs to the first floor

Cloakroom

with low level WC and wash basin, radiator, double glazed window to the rear and built in unit housing the washing machine and tumble dryer

Sitting Room

with newly fitted carpet, patio doors to the garden, double glazed window to the rear, open fireplace with surround and hearth and 2 radiators

Dining Room

with newly fitted carpet, radiator and double glazed front facing window

Study/Playroom

with newly fitted carpet, front facing double glazed window and radiator

Kitchen/Breakfast Room

recently refitted with a generous range of base and walls units, worktop and tiles, sink with mixer tap, integrated hob, integrated oven, fridge freezer and dishwasher, Ceramic floor tiles, double glazed doors to the garden and area for a table and chairs

Landing

with newly fitted carpet, double glazed

window, loft access and airing cupboard housing the water tank

Master Bedroom

with newly fitted carpet, dual aspect double glazed windows, radiator and door to ensuite

En-Suite

with hand basin, low level WC and separate shower cubicle

Bedroom 2

with newly fitted carpet, radiator, dual aspect double glazed windows and built in wardrobes

Bedroom 3

with newly fitted carpet, radiator, double glazed window and built in wardrobes

Bedroom 4

with newly fitted carpet, double glazed window and radiator

Bedroom 5/Dressing Room

with double glazed window, radiator and one full wall of built in wardrobes

Family Bathroom

with wash basin, panelled bath with shower mixer taps, low level WC and separate tiled shower cubicle, double glazed window and radiator

Outside

The gardens are primarily to the rear of the property laid to lawn with mature borders, scrubs and trees. The property benefits further from a raised patio area and generous driveway for ample off road parking with access to the double garage with up and over electrically assisted door, with internal power and lights and a range of base and wall units providing storage.

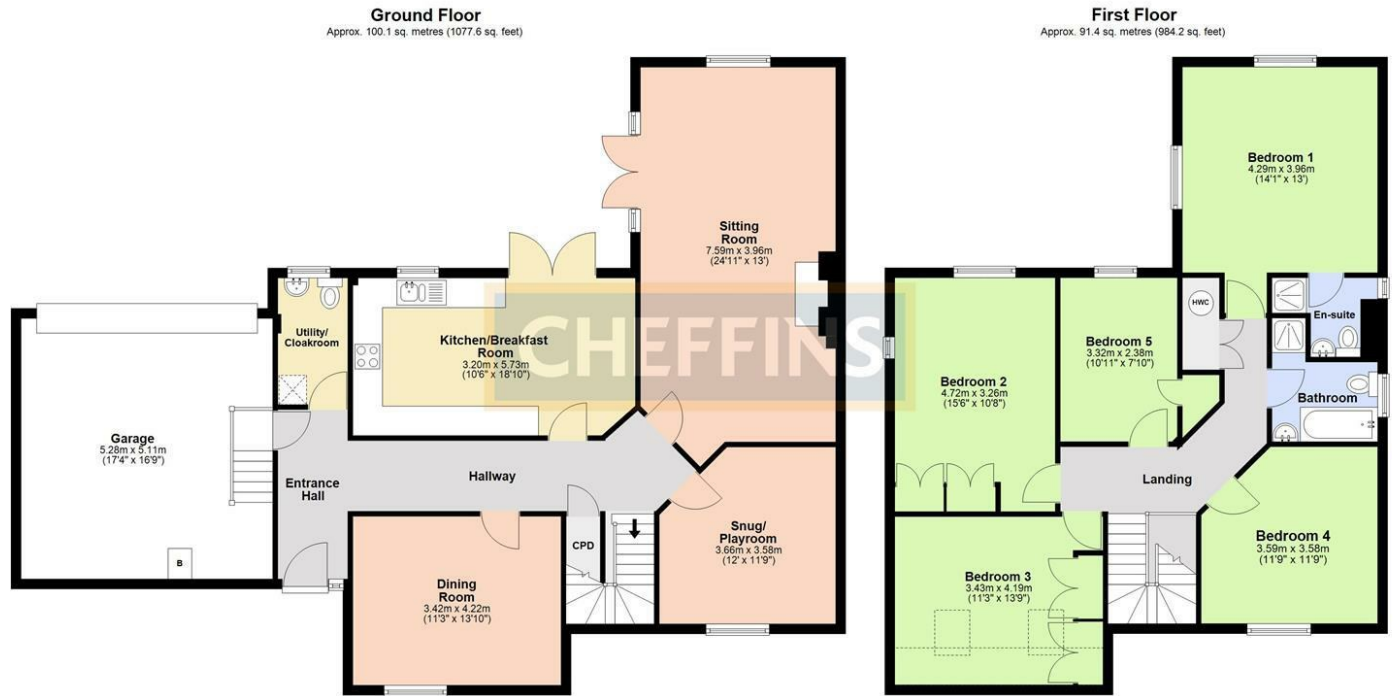
LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy
Holding Deposit - £519
Deposit - £2596







Total area: approx. 191.5 sq. metres (2061.8 sq. feet)

Floor area excludes the garage.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents note:

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

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | 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.