Cow Lane, Fulbourn, CB21 5HB

CHEFFINS

CHEFFINS

Cow Lane

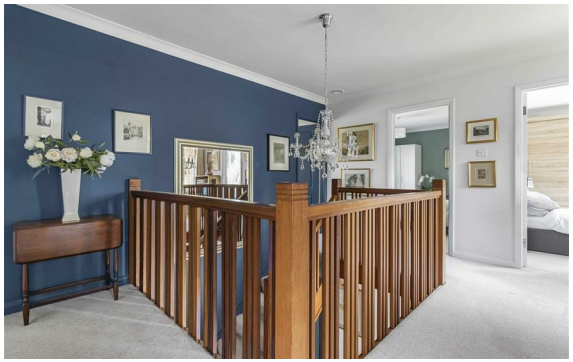
Fulbourn,
CB21 5HB

4 2 2

Guide Price £1,000,000

- Significantly Enhanced Detached Family Residence
- Approximately 1,800 Sq Ft Of Accommodation
- Four Well Proportioned Bedrooms
- Stylish Open Plan Reception Spaces
- Contemporary Handleless Kitchen With Integrated Neff Appliances
- Bi Folding Doors Opening Onto Landscaped Gardens
- Principal Bedroom With Air Conditioning And Fitted Wardrobes
- Beautifully Appointed Bath And Shower Rooms
- Gravel Driveway Parking.
- Substantial Garage With Electric Door

An exceptional and significantly enhanced detached family residence occupying a particularly attractive position within this highly regarded village setting, offering beautifully presented and highly versatile accommodation extending close to 1800sq ft, together with extensive private parking, substantial garage space and wonderfully mature landscaped gardens.



LOCATION

Fulbourn is one of the area's most highly regarded and well connected villages, positioned just east of Cambridge and offering an excellent combination of traditional village character and highly convenient access to the city and surrounding transport links. The village provides an excellent range of day to day amenities including independent shops, cafés, public houses, highly regarded schooling for a variety of age groups and a strong sense of community, whilst also benefiting from extensive surrounding countryside walks and recreational spaces. The property is particularly well positioned for access to Cambridge city centre, Addenbrooke's Hospital, the Biomedical Campus and Cambridge South Station, together with the A14, M11 and wider commuter network. Fulbourn remains consistently popular with both local and relocating buyers due to its balance of accessibility, village atmosphere and long term desirability.

STORM PORCH
Covered storm porch with panel glazed entrance door and glazed side panels leading through to:

ENTRANCE HALL
Stairs rising to the first floor accommodation with understairs storage cupboard, herringbone style wood effect flooring, radiator, coved ceiling and panel doors leading to the respective rooms.

STUDY
Double glazed window to front aspect, wood effect flooring, full height radiator and coved ceiling.

UTILITY ROOM
Fitted with a range of wall and base mounted storage cupboards with soft closing feature, wood effect work surface with inset stainless steel sink and hot and cold mixer tap. Space and plumbing for washing machine and tumble dryer, together with space for an additional fridge freezer. Tiled effect flooring, coved ceiling, extractor fan and panel glazed door providing side access.

CLOAKROOM
Fitted with a two piece suite comprising low level WC with concealed dual flush, hand wash basin with separate hot and cold taps, timber upstand and storage cupboard beneath with water softener. Radiator, tiled flooring, coved ceiling and double glazed window with privacy glass to side aspect.

OPEN PLAN SITTING/DINING ROOM
A generous and light filled open plan reception space, divided into distinct sitting and dining areas.

The dining area has wood effect flooring, coved ceiling, full height radiator and an almost full width, full height range of double glazed windows overlooking the garden.

The sitting area has a continuation of the wood effect flooring, full height radiator, further radiator and a striking full height feature double glazed window to front aspect. Two of the front windows are dual-opening doors which either tilt open or swing open depending on the handle position.

OPEN PLAN KITCHEN/BREAKFAST ROOM
The kitchen is fitted with a contemporary range of handleless wall and base mounted storage cupboards and drawers, all with soft closing feature, complemented by stone effect work surfaces. Inset stainless steel sink with hot and cold Quooker tap and drainer to side. Integrated Neff induction hob with centrally positioned extractor, integrated Neff oven with hideaway door, microwave grill and warming drawer. Space and electricity supply for an American style fridge freezer with pull out pantry stores to either side, integrated concealed dishwasher and further useful storage.

The room continues into a further open area with wood effect flooring, coved ceiling, radiator, pendant lighting, double glazed windows to both side aspects and an almost full width set of double glazed bi folding doors opening onto the garden.

FIRST FLOOR LANDING
Accessed via a split level staircase, with coved ceiling, loft access, air conditioning vents, recessed area with double glazed window to front aspect, providing an ideal space for a desk, and panel doors leading to the respective rooms.

FAMILY BATHROOM
Fitted with a three piece suite comprising tiled bath with copper bath tap, wall mounted showerhead and glazed shower partition, low level WC with concealed dual flush and porcelain basin with chrome tap. Tiled surround, full height radiator, tiled upstand, coved ceiling, inset LED downlighters and double glazed window with privacy glass to rear aspect.

PRINCIPAL BEDROOM
Double glazed window to front aspect, radiator, wall mounted air conditioning, coved ceiling and a full width, full height range of built in wardrobes with hanging, shelving and vanity area.

BEDROOM FOUR
Double glazed window overlooking the rear garden, radiator and storage cupboard with fitted shelving, housing the wall mounted gas fired Glowworm boiler providing hot water and heating for the property

FAMILY SHOWER ROOM
Fitted with a three piece suite comprising large walk in shower cubicle with wall mounted showerhead and glazed shower partition, low level WC with concealed dual flush and porcelain basin with hot and cold mixer tap, composite stone effect upstand and open storage shelving cupboard beneath. Wall mounted mirror, coved ceiling, electric radiator, inset LED downlighters, extractor fan and double glazed window with privacy glass to side aspect.

BEDROOM TWO
Double glazed window to front aspect, wardrobe and radiator.

BEDROOM THREE
Double glazed window overlooking the garden, radiator and coved ceiling.

OUTSIDE

FRONT
The property is approached off Cow Lane via a dropped kerb leading onto a generous gravel driveway shared in arrangement with the neighbouring property, whilst remaining clearly defined by a combination of boundary fencing and walling, providing extensive off street parking for multiple vehicles.

The driveway extends to the electrically operated up and over garage door, together with a painted timber gate set within rendered brick walling leading through into the beautifully landscaped front garden.

A paved pathway guides visitors to the principal entrance and gracefully wraps around the central lawned area, bordered throughout by exceptionally well stocked beds abundant with mature shrubs, seasonal flowering plants and established trees, creating a striking first impression.

The front garden has been carefully designed to provide a variety of individual seating and entertaining spaces, including a charming pergola style archway with climbing planting positioned over a paved terrace, together with a further patio area ideally positioned to enjoy the attractive front aspect and afternoon sun.

Adjacent to the garage is a raised composite decking terrace providing an additional entertaining space with ample room for outside furniture, together with pedestrian access directly into the garage.

GARAGE
A substantial garage space fitted with power, lighting and electrically operated up and over door, offering excellent versatility for secure parking, workshop use or extensive storage requirements, comfortably accommodating up to two vehicles.

SIDE
A paved pathway continues from the front around to the rear garden, providing practical timber storage areas together with raised planted beds, mature shrubbery and established hedging. There is also direct access into the utility room via a panel glazed side entrance door.

REAR GARDEN
A truly exceptional rear garden enjoying an excellent degree of privacy and a beautifully established setting, thoughtfully landscaped to create a highly functional yet visually striking outside environment perfectly suited towards both entertaining and day to day family enjoyment.

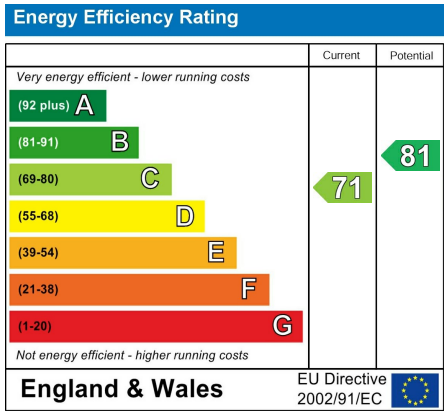
Immediately adjoining the rear of the property is an expansive paved terrace accessed directly via the bi folding doors, creating a seamless transition between the internal and external living spaces and providing an ideal setting for outside dining and entertaining. The terrace continues around to a recessed and partially shaded seating area enjoyed from the dining room, enhanced by a collection of specialist planting ideally suited to the sheltered environment.

Beyond lies a generous lawned garden bordered extensively by beautifully stocked flower beds featuring seasonal planting including alliums and verbena, together with a wide variety of mature shrubs and ornamental planting providing colour and texture throughout much of the year.

A gravelled section positioned beyond the lawn centres around a striking mature silver birch tree and is framed by raised sleeper retained beds, creating an attractive focal point within the garden.

To the far corner is a secluded pergola covered seating area positioned beneath a mature conifer tree, providing a wonderfully sheltered and private retreat. A hardstanding concrete base is also positioned within the garden, ideal for the installation of a garden store, studio or additional outbuilding if required, subject to any necessary consents.

The garden is enclosed throughout by timber fencing and enjoys a particularly mature and peaceful feel rarely found within modern family housing.



Guide Price £1,000,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire District Council

CHEFFINS

Approximate Gross Internal Area 1785 sq ft - 166 sq m
(Excluding Garage)
Ground Floor Area 987 sq ft – 92 sq m
First Floor Area 798 sq ft – 74 sq m
Garage Area 323 sq ft – 30 sq m

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.

CHEFFINS