



Copper Lodge, Long Lane, Fowlmere, SG8 7TG

CHEFFINS

Long Lane

Fowlmere,
SG8 7TG

Copper Lodge has been constructed by well-known and highly regarded local developers Dean and Dean. The property has been meticulously finished to a very high specification with a fully fitted kitchen and luxuriously equipped bathrooms and shower rooms, as well as being designed with space and light in mind with generous open-plan living area. This most impressive detached house of around 2,960 sq.ft is set in beautiful wraparound landscaped gardens.

4 3 2

Guide Price £1,350,000





LOCATION

Fowlmere is a most desirable and highly sought after South Cambridgeshire village which enjoys an excellent range of local amenities including a primary school, local shops, village hall and public house as well as being the home of the RSPB reserve. Fowlmere is conveniently located just 6 miles South West of Cambridge and 8 miles North East of Royston. For the commuter, there are mainline stations close by in Foxton, Shepreth and Whittlesford and the village is also well-placed for access to major routes including the M11 motorway junction 10 at Duxford and junction 11 at Harston.

SPECIFICATION

Copper Lodge has been traditionally designed with imposing front and rear elevations and incorporating many stylish features with full height oak screens to the front and rear aspects. 4 double bedrooms, 2 ensuites and further family bathroom to the first floor. Double garage, additional parking and a delightful triple aspect landscaped garden with oak framed bat house and covered barbecue area.

Total floor area: 2,960 sq.ft

Ground Floor

Kitchen: 6.4m x 4.2m
 Utility Room: 2.8m x 2.2m
 Dining Area: 6.2m x 3.8m
 Living Room: 7.5m x 5.8m
 Study: 3.5m x 2.7m
 Plant Room
 Cloakroom

First Floor

Master Bedroom: 5.8m x 3.3m
 Ensuite
 Bedroom 2: 5.4m x 4.8m
 Ensuite
 Bedroom 3: 4.5m x 3.9m
 Bedroom 4: 4.5m x 2.8m
 Bathroom

Specification includes:

Individually Designed Kitchens by Nicholas Antony

- Fully fitted kitchens with Siemens integrated appliances
- Induction hobs in all plots
- Build in microwave or oven with microwave feature in all plots
- Plots 3-5 include a Caple wine cooler, built in coffee machine and warming drawers
- Quartz worktops and upstands

Stylish and Contemporary Bathrooms by Nicholas Anthony

- Duravit sanitaryware
- Hansgrohe taps
- Duravit vanity units Villeroy and Boch tiling throughout
- Heated towel rails
- Fixed shaver sockets in all bathrooms/en-suite

Internal finishes of the highest quality

- Oak flooring to living rooms
- LED downlighting, wall lights and pendants throughout
- Solid oak staircase with glazed balustrading (plots 3-5)
- Glass balustrading to balcony (plot 5)
- Living rooms include a wood burning stove (plots 1-4)
- High quality fitted wardrobes throughout

Gardens

- Beautifully landscaped and planted
- Walled gardens to plots 1&2
- Turfing to all gardens
- Sandstone patio areas
- Block paved private road and block paved parking areas to each plot
- Outside lighting

External finishes

- Solid oak front doors within full height oak glazed screens (plots 3-5)
- Painted timber front doors (plots 1-2)
- VELFAC windows and doors (plots 3-5)
- Timber sash windows (plots 1-2)
- Bi-fold doors to patio areas
- Cedar electronically operated garage doors to plots 4 and 5
- Gated access to plots 4-5

Heating

- All heating through air source heat pumps
- Wet underfloor heating system throughout

Miscellaneous

- All properties wired for BT
- Digital TV aerial installed
- Intruder alarm system



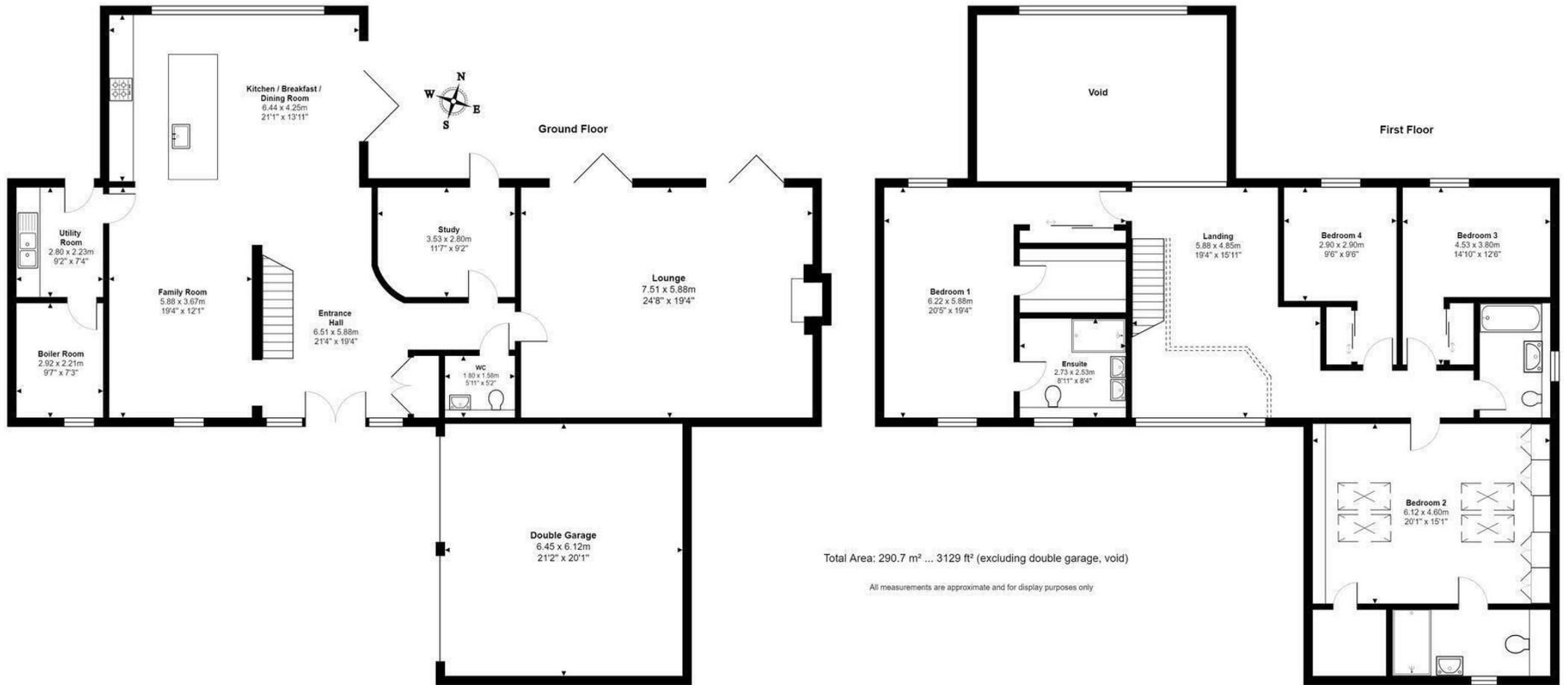


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £1,350,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council





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>.

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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.

