



Orchard Barn, Long Lane, Fowlmere, SG8 7TA

**CHEFFINS**

## Long Lane

Fowlmere,  
SG8 7TA

A striking detached barn-style residence, completed to an exceptional specification in 2015 and occupying a private position within the heart of the sought-after village of Fowlmere. Orchard Barn offers over 3,000 sq ft of beautifully presented accommodation alongside extensively landscaped gardens designed by Richard Arnott, a substantial detached studio/gym and an oak-framed cart lodge. Blending contemporary design with traditional barn-inspired architecture, the property enjoys light-filled and highly versatile accommodation centred around a stunning open-plan kitchen/dining space, four double bedrooms, three bath/shower rooms and impressive reception areas, all set behind gated grounds with ample private parking and convenient access to Cambridge, Royston and major commuter links.

4 3 3

Guide Price £1,250,000





## LOCATION

Fowlmere is a highly regarded South Cambridgeshire village situated approximately 9 miles south of Cambridge and around 6 miles north of Royston, offering an attractive balance of countryside living with excellent commuter connectivity. The village benefits from a well-regarded primary school, village pub, recreation ground and parish church, whilst everyday shopping needs are well served by nearby villages including Melbourn and Sawston. The renowned RSPB Fowlmere Nature Reserve lies on the edge of the village, providing beautiful walking routes and open countryside. For commuters, Royston railway station offers regular services into London King's Cross in approximately 40 minutes, whilst the M11, A10 and A505 provide convenient road links to Cambridge, London and Stansted Airport. The property is also well placed for access to Cambridge Biomedical Campus, Addenbrooke's Hospital and a range of highly regarded independent and state schooling.

**PANELLED GLAZED ENTRANCE DOOR**

with adjoining full-height glazed side panels leading through into:

**ENTRANCE**

A striking and welcoming reception hall creating an immediate sense of quality, benefitting from engineered oak flooring and an impressive galleried landing above. Built-in storage cupboard, fitted bench storage, inset LED downlighters, wall-mounted underfloor heating controls and a bespoke handcrafted oak staircase with frameless glass balustrading rising to first floor accommodation. Double doors lead through into respective reception rooms.

**SITTING ROOM**

A beautifully proportioned principal reception room benefitting from wonderful views across the landscaped rear gardens via a collection of high specification Velfac double-glazed windows and doors.

The current owners have enhanced the room with the addition of a Charnwood multi-fuel stove set on a stone hearth with fitted cupboards and shelving positioned within the recesses of the chimney breast. Further benefitting from inset ceiling speakers and wall-mounted underfloor heating controls.

**STUDY/FAMILY ROOM**

A versatile second reception room currently utilised as a study/snug, benefitting from continuation of engineered oak flooring, inset ceiling speakers, wall-mounted underfloor heating controls and an almost full-height double-glazed window overlooking the rear garden.

**OPEN PLAN KITCHEN/DINING ROOM****KITCHEN AREA**

A beautifully appointed kitchen comprising an extensive collection of both wall and base-mounted storage cupboards and drawers, all fitted with soft-close mechanisms and complemented by composite stone/quartz work surfaces incorporating an inset stainless steel sink with mixer tap and insinkerator.

A central island provides further storage alongside an inset Siemens induction hob with recessed extractor and breakfast bar seating for informal dining.

Integrated Siemens appliances include:

- Oven
- Combination microwave/oven
- Warming drawer
- Integrated dishwasher
- Separate integrated fridge

With Fisher & Paykel large integrated fridge

There is also deep pantry storage.

The kitchen further benefits from porcelain tiled flooring, inset LED downlighters, extractor fan, inset ceiling speakers and deep double-glazed windows to front aspect.

**DINING AREA**

A generously proportioned dining space forming part of the open-plan arrangement, with ample room for both dining and informal seating. Continuation of tiled flooring, wall-mounted lighting and French doors opening directly onto the sandstone terrace and rear gardens.

A door from the kitchen leads through into an inner lobby with double doors opening into a plant cupboard housing the underfloor heating manifolds, pressurised hot water cylinder and water softener.

Further doors lead through into:

**CLOAKROOM**

Comprising a two-piece suite with low-level WC with concealed dual flush and wash hand basin with mixer tap and tiled splashback. Tiled flooring, inset LED downlighters and extractor fan.

**UTILITY ROOM**

Fitted with additional wall and base-mounted storage cupboards with composite stone work surfaces incorporating stainless steel sink with mixer tap. Space and plumbing for washing machine and tumble dryer, full-height storage cupboards and fitted shoe storage. Inset lighting, extractor fan and door providing side access.

**FIRST FLOOR****LANDING**

A spacious vaulted landing area with galleried effect created via frameless glass balustrading. Benefitting from useful eaves storage, fitted shelving, wall lighting, radiator and double-glazed window to side aspect.

**PRINCIPAL BEDROOM SUITE**

A superb principal suite benefitting from vaulted ceilings and a comprehensive range of fitted eaves storage cupboards providing shelving and additional hanging space, remotely controlled Velux windows with blackout blinds.

Door leading through into:

**WALK-IN WARDROBE**

Fitted with hanging rails and shelving and radiator.

**EN-SUITE BATHROOM**

A beautifully appointed four-piece suite fitted with Duravit sanitary ware comprising freestanding bath, large walk-in shower with glazed screen, low-level WC and vanity wash hand basin with storage beneath.

Further benefitting from tiled surrounds, heated towel rail, shaving point, tiled flooring, extractor fan and privacy window to front aspect.

**BEDROOM TWO**

A generous guest suite benefitting from vaulted ceilings, fitted wardrobes with hanging rails and shelving, radiator, remote-controlled Velux windows with blackout blinds and additional double-glazed window overlooking the rear garden.

Door leading through into:

**EN-SUITE SHOWER-ROOM**

Comprising a three-piece suite including corner shower cubicle, vanity wash hand basin and low-level WC. Heated towel rail, tiled surrounds, shaving point, extractor fan and privacy window to side aspect.

**BEDROOM THREE**

Vaulted ceilings, fitted wardrobes, radiator, remote-controlled Velux windows with blackout blinds and additional window overlooking the rear garden.

**BEDROOM FOUR**

Vaulted ceilings, fitted wardrobes, radiator, remote-controlled Velux windows with blackout blinds and additional window overlooking the rear garden.

**FAMILY BATHROOM**

A beautifully appointed vaulted bathroom comprising a three-piece suite including panel-enclosed bath with shower over and glazed screen, low-level WC with concealed dual flush and vanity wash hand basin with storage beneath.

Tiled surrounds, heated towel rail, wall-mounted mirror, shaving point, tiled flooring, inset downlighters, extractor fan and Velux window to side aspect.

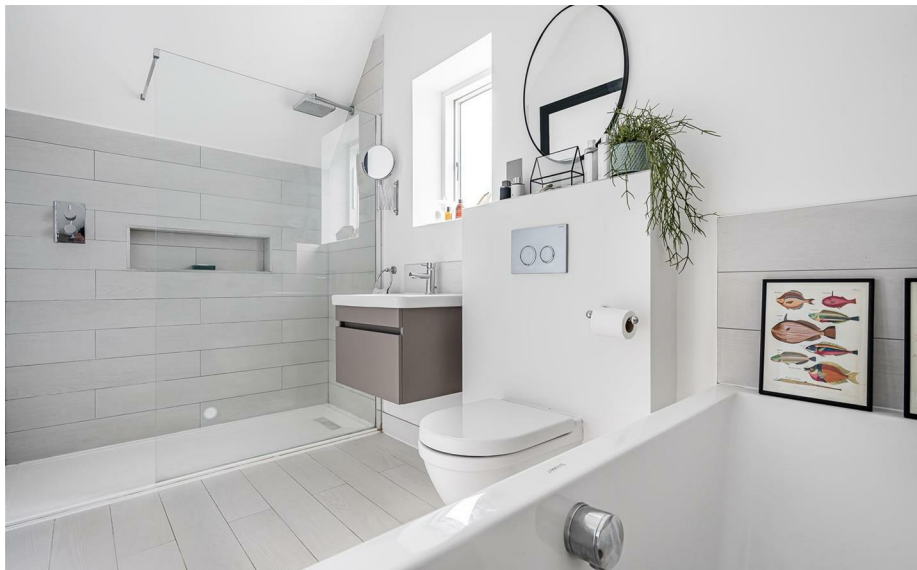
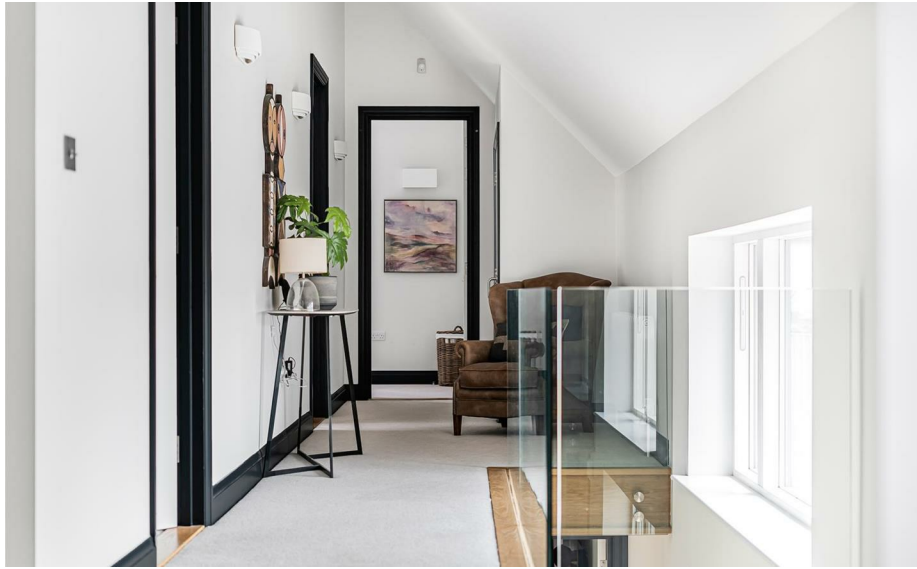
**OUTSIDE**

A particular feature of Orchard Barn is its beautifully landscaped and highly private rear gardens, recently redesigned by renowned garden designer Richard Arnott. Immediately adjoining the rear of the property is a substantial sandstone terrace, creating an excellent space for outdoor dining and entertaining, with steps and shaped pathways leading through the gardens beyond.

The gardens have been thoughtfully designed to create a variety of distinct areas, with pathways bordered by low-level box hedging and lavender beds leading through well-stocked shaped flower borders, architectural planting, extensive lawned sections, a circular paved dining terrace, fire pit area and timber storage shed. The gardens enjoy an exceptional degree of maturity and privacy throughout.

Positioned within the far corner of the garden is a recently constructed purpose-built cedar-clad outbuilding, currently utilised as a gym/studio. This highly versatile space benefits from bi-folding doors opening onto a hardwood decking area and is fitted with power, internet connection, mirrored rear wall, air conditioning and lighting, making it equally well suited for use as a home office, studio or gym.

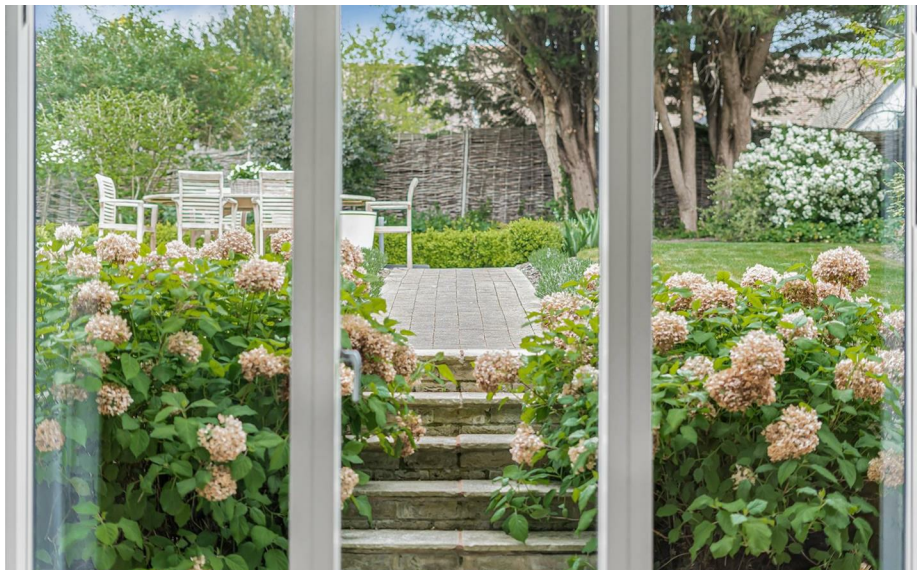
To the front, the property is approached from Long Lane via wooden double gates opening onto a substantial private gravel driveway providing parking for numerous vehicles and access to an attractive oak-framed English Heritage-style two-bay cart lodge with light and power connected. Additional gated side access is provided to both sides of the property.



| Energy Efficiency Rating                           |                            | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |         |           |
| (92 plus) <b>A</b>                                 |                            |         |           |
| (81-91) <b>B</b>                                   |                            |         |           |
| (69-80) <b>C</b>                                   |                            |         |           |
| (55-68) <b>D</b>                                   |                            | 68      | 71        |
| (39-54) <b>E</b>                                   |                            |         |           |
| (21-38) <b>F</b>                                   |                            |         |           |
| (1-20) <b>G</b>                                    |                            |         |           |
| <i>Not energy efficient - higher running costs</i> |                            |         |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |         |           |



Guide Price £1,250,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire  
 District Council



**Approximate Gross Internal Area 2540 sq ft - 236 sq m**  
**(Excluding Carport & Outbuilding)**  
 Ground Floor Area 1305 sq ft – 121 sq m  
 First Floor Area 1235 sq ft – 115 sq m  
 Carport Area 310 sq ft – 29 sq m  
 Outbuilding Area 261 sq ft – 24 sq m



[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](http://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.

