



Church Lane, Fulbourn, CB21 5EP

CHEFFINS

Church Lane

Fulbourn,
CB21 5EP

A most appealing detached period, Grade II listed village home, with rendered elevations underneath a pan tiled roof, offering spacious and versatile accommodation over two floors. which is well proportioned with a number of fine features, including exposed beams, fireplaces, and an Aga. The attractive grounds were enclosed by a brick and flint wall, brick and flint walling, with a detached single garage, occupying the most picturesque setting, close to the church and High Street, of this thriving, well served village. So, conveniently plays for access to Cambridge City centres.

4 2 3

Guide Price £800,000





LOCATION

Church Lane enjoys a highly desirable position in the heart of Fulbourn, one of Cambridge's most sought-after villages. The location offers a blend of rural charm and everyday convenience, with a range of local amenities including shops, pubs, cafés, a primary school, health centre and recreational facilities all within easy reach. Cambridge city centre is approximately five miles away and is readily accessible by road, regular bus services and nearby cycle routes. The property also benefits from excellent transport links via the A14, M11 and Cambridge North and Cambridge railway stations, providing connections to London and beyond.

ENTRANCE DOOR

opening into:

RECEPTION HALL

which features exposed timbers, painted timber panelling, exposed and sealed floorboards, and a radiator.

DINING HALL

feature inglenook fireplace with an impressive bressummer beam, natural brick surround and hearth. Additional features include exposed beams and timbers, painted timber panelling, exposed and sealed floorboards, wall lights, an understairs storage cupboard, staircase rising to the first floor, a double panelled radiator, and a casement window to the front.

LIVING ROOM

feature fireplace fitted with a gas real flame effect fire, with brick surround, wooden mantel and stone tiled hearth. The room further benefits from fitted bookshelving, coving, wall lights, a pair of radiators, a casement window to the side, a bay window to the front, and a glazed door leading out to the garden.

KITCHEN/BREAKFAST ROOM

fitted with a range of storage cupboards and drawers at both base and eye level, complemented by wooden working surfaces incorporating a one and a half bowl single drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances include a fitted electric double oven, four-ring hob with extractor hood above. There are exposed timbers, a pantry cupboard, and a casement window to the front.

CLOAKROOM/UTILITY ROOM

fitted with a wall-mounted Vaillant gas-fired boiler providing domestic hot water and central heating. There is plumbing and space for an automatic washing machine, space for a tumble dryer, a low-level dual flush WC, pedestal hand wash basin with mixer tap and tiled splashback, together with a sliding casement window to the front.

BEDROOM FOUR/FAMILY ROOM

which could equally serve as a family room, features exposed timbers, access to the loft space, a pair of radiators, a ceiling with inset downlighters, wall lights, casement windows to the front and side, and a glazed door opening onto the garden.

FIRST FLOOR

LANDING

features an exposed brick chimney breast, double glazed Velux roof light, painted handrail and spindles, together with fitted storage cupboards and shelving.

BEDROOM ONE

enjoys a partly vaulted ceiling, dormer casement window to the front, double glazed Velux roof window, and radiator.

DRESSING ROOM

with radiator and dormer casement window to the front leads through to:

EN SUITE SHOWER ROOM

fitted with a shower cubicle with glazed door, pedestal hand wash basin and extractor fan.

BEDROOM TWO

has casement windows to the front and side, together with a radiator.

BEDROOM THREE

includes a radiator, access to the loft space, and a casement window to the front.

FAMILY BATHROOM

fitted with a white three-piece suite comprising a panelled bath with mixer shower tap and glazed shower screen, low-level dual flush WC, and pedestal hand wash basin with tiled splashbacks. There is also a radiator and casement window to the front.

OUTSIDE

Vehicular access is gained from Church Lane via a five-bar gate leading into the attractive gardens, enclosed in part by traditional brick and flint walling. The gardens are principally laid to lawn with well-stocked flowering and shrub beds, together with a paved patio area.

A concealed driveway provides parking and leads to the detached single garage, fitted with a remote controlled up-and-over door, power and light, beneath a pitched tiled roof with rendered elevations.

To the rear of the garden there is a greenhouse and an oil storage tank.

Outside, the property occupies attractive established grounds enclosed in part by traditional brick and flint walling. The gardens are principally laid to lawn with well-stocked flowering and shrub borders and paved seating areas. Altogether, this is a delightful village home of considerable character, offering versatile and well-proportioned accommodation in one of Fulbourn's most sought-after locations.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	79
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £800,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District

Council



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.

Approximate Gross Internal Area 1791 sq ft - 166 sq m
(Excluding Garage)
Ground Floor Area 1036 sq ft - 96 sq m
First Floor Area 755 sq ft - 70 sq m
Garage Area 237 sq ft - 22 sq m



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>.

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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.

