

The Mollington, The Orchards, Fulbourn, CB21 5EE

CHEFFINS

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The Orchards

Fulbourn,
CB21 5EE

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Guide Price £774,750

- Incentives Available
- Delightful Corner Plot
- Luxury Housebuilder Shelbourne Estates
- Hammonds fitted wardrobes to bedrooms 1 and 2
- Easy access to Cambridge, major routes and science parks
- 10 year NHBC included



A luxuriously appointed detached residence occupying a delightful corner plot in the heart of this stunning new development just 4 miles from Cambridge

The Mollington at The Orchards

Spacious and stylish, this beautiful four bedroom home is perfect for the growing family. With its open plan kitchen, carefully curated to the highest specification with meticulous attention to detail it's a home you're sure to love for many years to come.

The Mollington is an impressive four-bedroom home combining contemporary style with spacious, versatile living, offering approximately 1,325 sq ft of beautifully designed accommodation. At the heart of the home is a superb open-plan kitchen and family area, perfect for entertaining guests, enjoying family meals and making memories together. A separate, generously sized lounge provides the ideal retreat for relaxing, while a practical utility room and downstairs WC add everyday convenience. The property also benefits from a single garage and driveway parking.

Upstairs, four well-proportioned bedrooms provide plenty of space for family life, guests or working from home. The principal bedroom benefits from its own private en-suite, complemented by a stylish family bathroom serving the remaining bedrooms. Thoughtfully designed to meet the needs of modern family living, The Mollington offers the perfect balance of comfort, space and practicality – an inviting home to enjoy today and grow into for years to come.

A collection of 2, 3, 4 & 5 bedroom homes, nestling on the fringes of Fulbourn village, The Orchards enjoys an idyllic parkland setting, and borders open fields and countryside for that perfect blend of community, convenience, and natural surroundings. Designed with sustainability in mind and with so much on the doorstep, including Cambridge just four miles away, you're perfectly placed to enjoy the best of both city and country.

Energy efficiency is central to homes here at The Orchards, each of which has an impressive A or B energy rating. Many of our homes also benefit from electric car chargers and PV panels, with selected homes featuring the latest in air-source heat pumps.





















The Location

Fulbourn offers all that makes village life so attractive, including a thriving community, great schools, sports and local shops. For a meal out with friends or family, local restaurants offer a choice of cuisine, or, sample the traditional fare at one of the nearby country pubs. Fulbourn village has local shops for everyday needs including a nearby Tesco Superstore. Three doctors' surgeries are within a mile of The Orchards, as well as a library and an excellent range of schools, catering from pre-school to secondary.

Education facilities are high-calibre, with a wide choice of independent, boarding, and state schools. Outstanding Cambridge schools include St Faith's, The Leys and The Perse, with extensive extra-curricular programmes and strong academic records.

Sports facilities within the 16 acres of Fulbourn Recreation Ground include football, cricket, bowls, and netball. The neighbouring Fulbourn Centre offers a range of activities from toddler groups to Bridge. Alternatively serve up an ace at Fulbourn Tennis Club which welcomes all ages and abilities to its four all-weather courts.

Ten minutes away is the David Lloyd Club, with its recent addition of a Spa Retreat as well as the existing racquets facilities, gym, exercise classes and indoor & outdoor pools. At Cambridge Lakes Golf Course you can improve your skills or start from scratch at this 20 acre 9-hole course.

For a wider selection of venues, the thriving city of Cambridge is just four miles away and easily accessible by cycle path and a regular bus service. In recent years, Cambridge has attracted many global companies, including Google, Apple, Amazon, Astra Zeneca, and Microsoft. The global headquarters of technology giant, Arm, is just a mile from The Orchards. CamLife is a 42-acre 'lab and innovation-focused environment' coming to Fulbourn in 2024. Cutting-edge science meets classic academia in this thriving location.





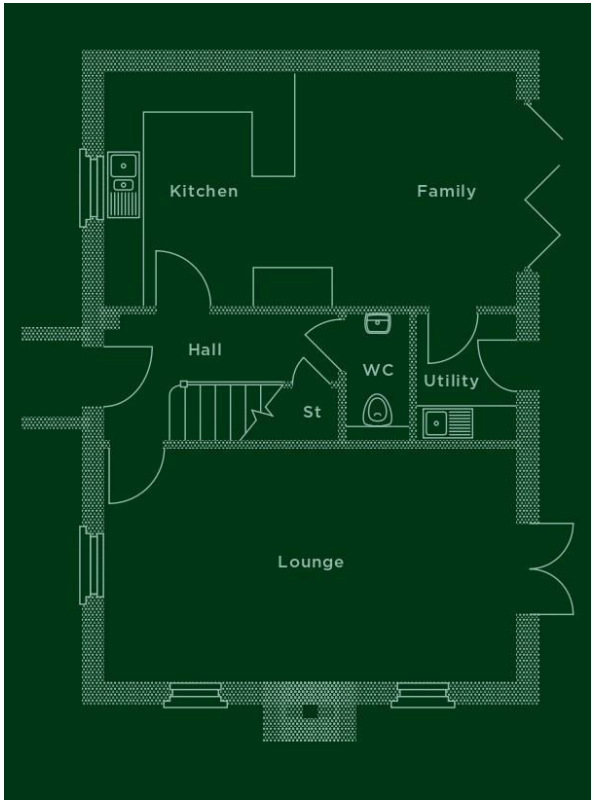
About The Developer

Shelbourne Estates are a residential property developer dedicated to creating luxury new build homes and well planned communities across England. Every aspect of their homes is carefully considered, from exceptional locations to expertly curated interiors finished to the highest standards, providing you with the perfect blend of modern living and timeless style. Shelbourne Estates has a simple philosophy– 'excellence in every home, expertise in every step'. It ensures their luxury homes are built to the highest of standards, resulting in Shelbourne Estates being awarded development of the year for several of their locations .They are proud to have been recognised by industry standards such as LABC Bricks Property Awards and The International Property Awards for several of their luxury property developments.

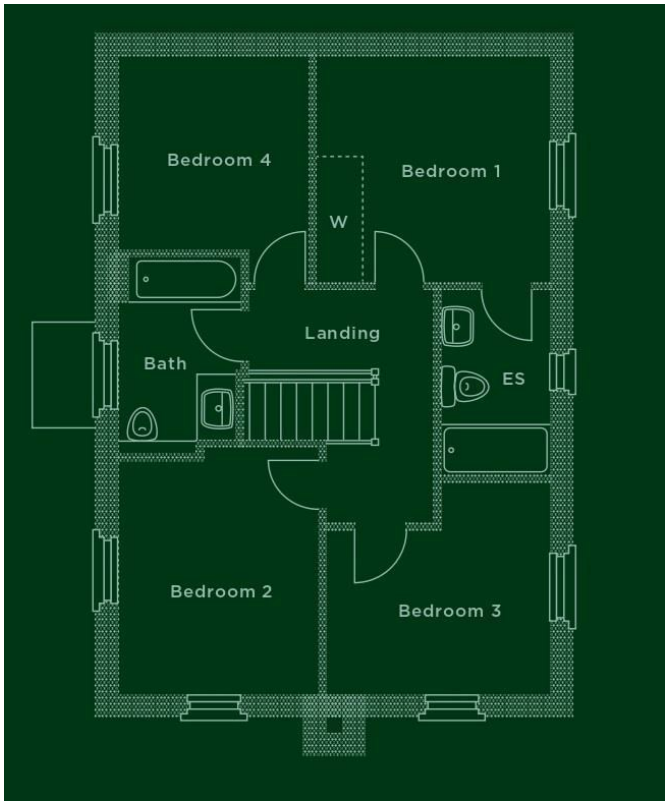
Agents Note

The internal images are of a show home and are not plot specific. Please ask the sales representative for more details.

Ground Floor Plan



First Floor Plan



Guide Price £774,750

Tenure - Freehold

Council Tax Band - New Build

Local Authority - South Cambs 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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.