



Mill Lane, Fordham, CB7 5NH

CHEFFINS

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Fordham,
CB7 5NH

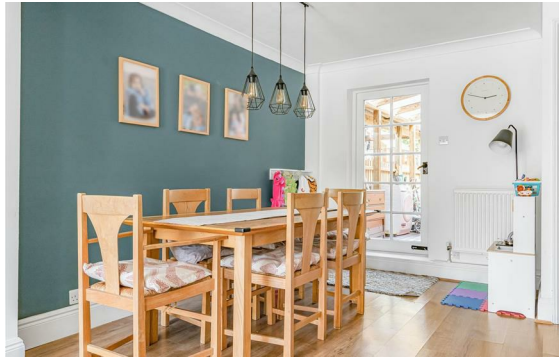
- Mid Terraced Cottage
- 4 Bedrooms
- Open Plan Living/Dining Room
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Driveway Parking
- Well Presented Accommodation

An extended cottage located in a sought after village. The accommodation includes an open plan living/dining room, a well-equipped modern kitchen, a ground floor bathroom, 3 bedrooms on the first floor and a further bedroom/office on the second floor. Outside, the property benefits from an enclosed rear garden with a patio seating area.

4 1 1



Offers In Excess Of £300,000



LOCATION

FORDHAM is a popular village located midway between Newmarket and Ely offering good access to the A14 (3 miles)/M11 for Cambridge (15 miles) and rail links via Ely station to Cambridge and London. The village amenities include a highly rated primary school, local convenience stores, a church, public houses and restaurants, a garage and 2 garden centres.

LIVING ROOM

with entrance door, open fireplace with brick surround, 2 radiators, built-in storage cupboard, stairs to the first floor, glazed door to rear garden and a window to the front aspect.

KITCHEN

with a range of wall and base units, rolled edge worktops, under cabinet lighting, built-in gas oven and hob with extractor hood over, built-in fridge/freezer, space and plumbing for dishwasher and washing machine, recessed ceiling spotlights, original terracotta tiled flooring, window to the side aspect.

BATHROOM

with a panelled bath with shower over, low level WC, vanity hand wash basin, traditional floor mounted towel radiator, window to the side aspect.

LEAN TO

with power sockets.

FIRST FLOOR**LANDING**

with stairs up to the second floor.

BEDROOM 1

with a radiator, a range of built-in wardrobes and storage, window to the front aspect.

BEDROOM 2

with a radiator, built-in wardrobes and storage, window to the rear aspect.

BEDROOM 3

with a radiator, window to the rear aspect.

Possibility to convert into a family bathroom (original plumbing below)

SECOND FLOOR**BEDROOM 4**

with 2 velux windows, built-in eaves storage.

OUTSIDE

To the rear of the property is a landscaped garden with a patio seating area, a raised area laid to lawn with railway sleepers and step, further hard standing concrete area with electric cable ready for socket - great potential for a garden office.

Gated access to both sides provides a right of way for neighbouring properties to access into their rear gardens. This property benefits from a right of way over no 51's rear garden. We are advised access is very rarely exercised.

To the front of the property is a driveway providing off-road parking for 2 cars.

DISCOVER THE CHARM OF FORDHAM

Nestled in the picturesque Cambridgeshire countryside, the historic parish village of Fordham offers the perfect blend of rural tranquility and modern convenience. Located just 4 miles north of the famous racing town of Newmarket, and within easy reach of Cambridge (17 miles) and Bury St Edmunds (19 miles), this vibrant community is ideally situated for both work and leisure.

A VILLAGE STEEPED IN HISTORY

Fordham's rich heritage stretches back thousands of years, with Early Bronze Age and Iron Age artifacts discovered in the area. At the heart of the village stands the Grade I listed Church of St Peter & St Mary Magdalene. Dating back to the 12th Century, it is renowned for its unique 14th Century north chapel, complete with an upper floor and undercroft, and remains a focal point for community activities today.

A THRIVING LOCAL COMMUNITY

You won't have to travel far for your daily essentials. Fordham boasts a highly regarded primary school, a well-stocked convenience store, a traditional butcher, and a post office. For dining out, The Chequers and The White Pheasant offer excellent food and a warm, friendly atmosphere. The village also features a garden centre, a fish and chip shop, a recreation ground, and a popular regular car boot sale.

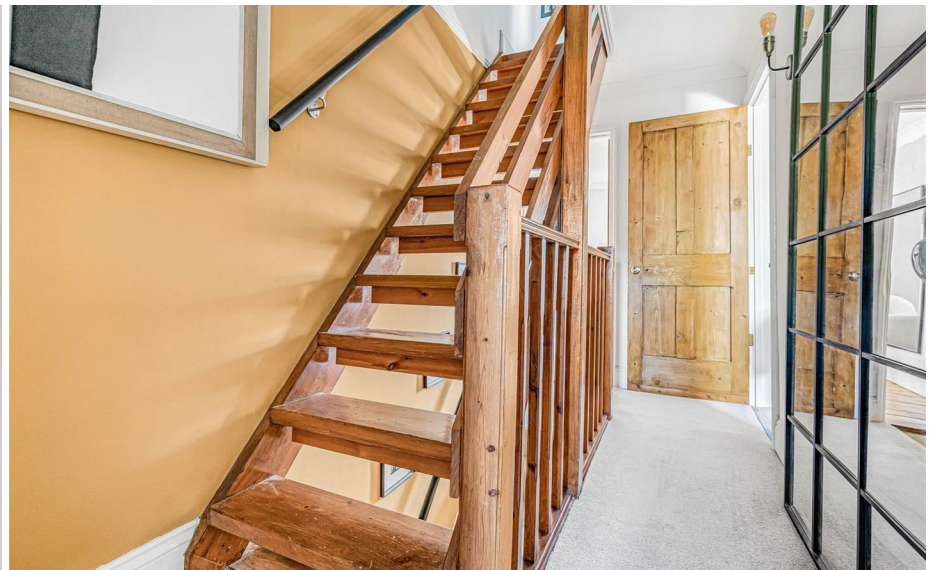
EXCELLENT TRANSPORT LINKS


Perfect for commuters, Fordham offers easy access to the A11 and A14, putting Cambridge and Bury St Edmunds less than 30 minutes away by car. Nearby Newmarket provides a direct rail connection to Cambridge, London Kings Cross, and Ipswich, making travel further afield simple and stress-free.

If you are looking for a welcoming village with a true sense of community, Fordham is a wonderful place to call home.

SALES AGENTS NOTES

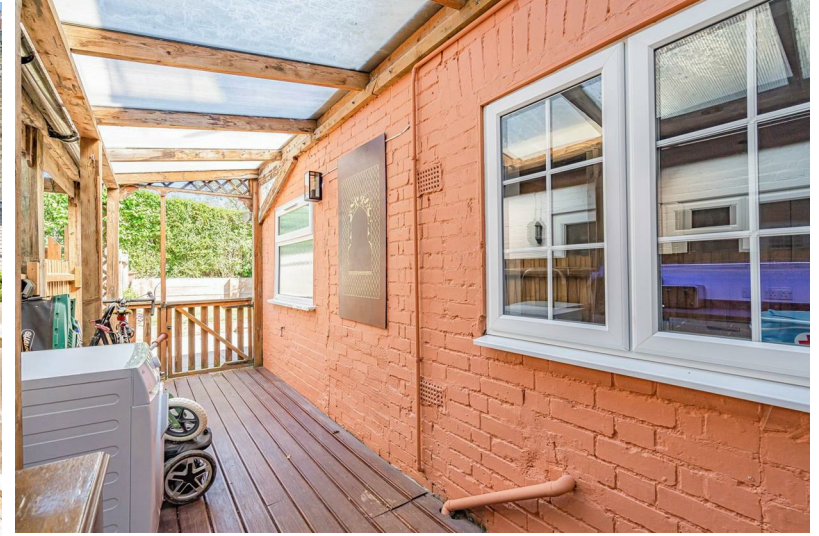
For more information on this property, please refer to the Material Information Brochure on our website.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Offers In Excess Of £300,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - East Cambridgeshire



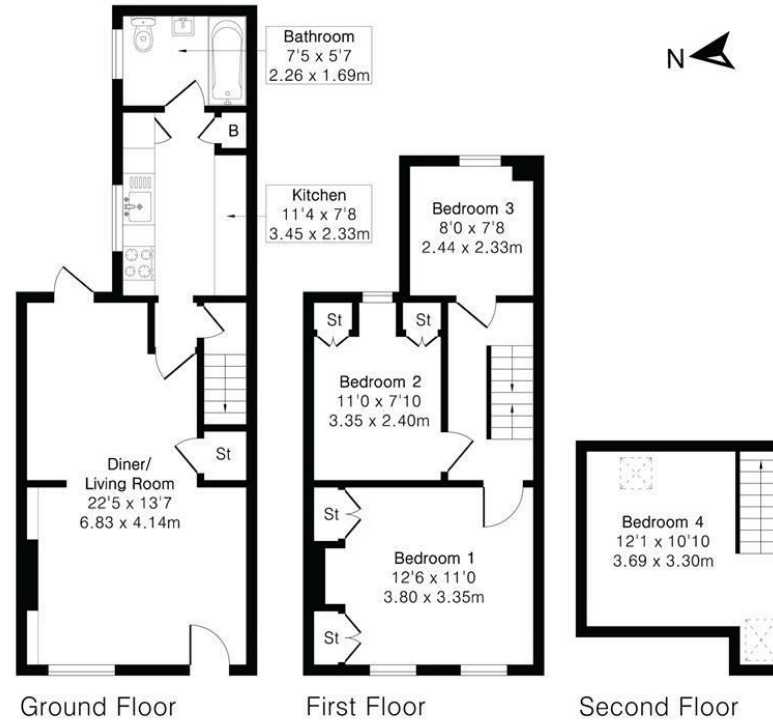


Approximate Gross Internal Area 946 sq ft - 88 sq m

Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 369 sq ft – 34 sq m

Second Floor Area 137 sq ft – 13 sq m



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.



[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.