



SCHOOL LANE, FULBOURN



Offers Over: £1,000,000

This is a unique and substantial 4-bedroom family home, offering flexible living accommodation in the heart of the popular village of Fulbourn.



Features

- ✓ Cart Lodge
- ✓ Gated Property
- ✓ Annexe Potential
- ✓ Double Bedrooms
- ✓ Solar Panels
- ✓ Close to the High Street

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Antony Davis are pleased to offer this very rare opportunity to purchase a substantial family home, offering flexible living accommodation in the heart of the popular village of Fulbourn.

The property features 2 ground floor bedrooms, with a further 2 on the first floor. Large open plan Kitchen/dining room with a beautiful vaulted ceiling. Large family bathroom on the ground floor with a Jack and Jill entrance. Large lounge with dining area, further kitchen on the first floor, along with additional shower room.

GROUND FLOOR

KITCHEN/DINING ROOM: 26' 3 x 12' 6 (8.00m x 3.80m) Fabulous room with exposed oak beams supporting the vaulted ceiling. Good selection of base units, along with built in oven, and electric hob. French doors leading to the front side aspect, with 2 further windows. Kitchen extending to dining area.

SITTING ROOM/DINING ROOM: 21'0 x 15'9 (6.40m x 4.80m) Great family room with 2 sets of French doors with 2 windows, making this a bright and airy room.

UTILITY ROOM: Plumbing for appliances, with a range of base units and kitchen worktop.

CLOAKROOM: with WC and wash basin.

BEDROOM ONE: 15'9 x 12'6 (4.80m x 3.80m) Dual aspect bedroom with windows to front and rear aspect, built in wardrobes, door leading to ground floor bathroom.

BEDROOM TWO: 13'5 x 9'6 (4.10m x 2.90m) Double bedroom with window to rear courtyard.

BATHROOM: Great size Jack and Jill bathroom, with bathtub, shower cubicle, WC, wash basin and bidet. Vanity units for storage.

FIRST FLOOR

LANDING: Large window as you go up the stairs to the first floor.

BEDROOM ONE: 15' 9 x 11' 10 (4.80m x 3.60m) Large bedroom with window to front aspect, roof light.

BEDROOM TWO: 12' 2 x 10' 2 (3.70m x 3.10m) Further double bedroom with window to front aspect.

KITCHEN: Range of base units, kitchen worktop, with stainless steel sink. Room for undercounter fridge.

SHOWERROOM: Large shower cubicle with WC, bidet, and wash basin, tiled floor with obscured glass window to front aspect.

OUTSIDE

The property is accessed from School Lane through a large wooden gate that takes you to a gravelled driveway leading to a carport that has room for 4 vehicles. To left of the cart lodge, there is an outbuilding used for storage. Solar panels are fitted to the cart lodge.

This property has a large south west front garden, with the rear garden being accessed through side gate, which is currently a courtyard style with paving.

Fulbourn

The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe, Stir bakery, antique shop, piano shop, used-car forecourt and takeaways. There are 3 pubs serving the village, The Six Bells, The White Hart and finally The Hat & Rabbit. There is also a Village Library located on Haggis Gap. Fulbourn Health Centre is also located on Haggis Gap. This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic location.

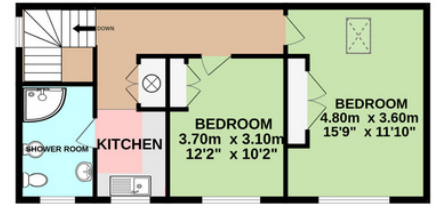
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long walks and enjoying the wildlife in the Fen. Furthermore, The Fulbourn Greenway will be an active travel route to make it easier for walkers, cyclists and horse riders to travel from Fulbourn into Cambridge.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
130.0 sq.m. (1399 sq.ft.) approx.



1ST FLOOR
50.4 sq.m. (543 sq.ft.) approx.



TOTAL FLOOR AREA : 180.4 sq.m. (1942 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	87
(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	
WWW.EPC4U.COM		

TENURE: FREEHOLD
 SIZE: 1942 SQFT
 EPC BAND: B
 COUNCIL TAX BAND: F
 LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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