



STATION ROAD, FULBOURN



Guide Price: £675,000

This is a substantial property occupying a plot of approx 1.5 acres with accommodation over 3500sqft, which could be converted to a large family home with extensive gardens.

Features

- ✓ Approx 1.5 acres
- ✓ No Onward Chain
- ✓ Over 3500sqft
- ✓ Versatile Living
- ✓ Rare and Exclusive Opportunity
- ✓ Village Location



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Antony Davis are pleased to offer this substantial property in the popular village of Fulbourn. This property was previously a care home, however, the potential is endless with the footprint offering 3500sqft, which could be converted to a large family home with extensive garden.

The site occupies a substantial plot with its own orchard to the rear of the large maintained gardens.

This property is in need of some improvements and represents fantastic value for money.

The property also benefits from a large gravelled driveway with room for a number of vehicles.

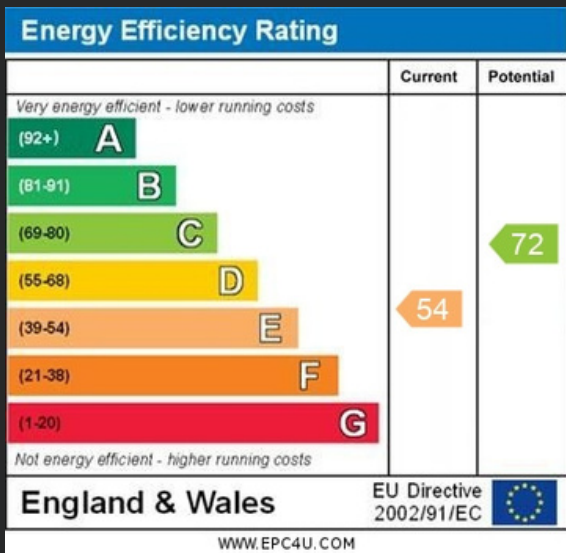
This is a substantial large property that needs to be viewed to appreciate the potential.

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.



TENURE: FREEHOLD
 SIZE: 3638 SQFT
 EPC BAND: E
 COUNCIL TAX BAND: E
 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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