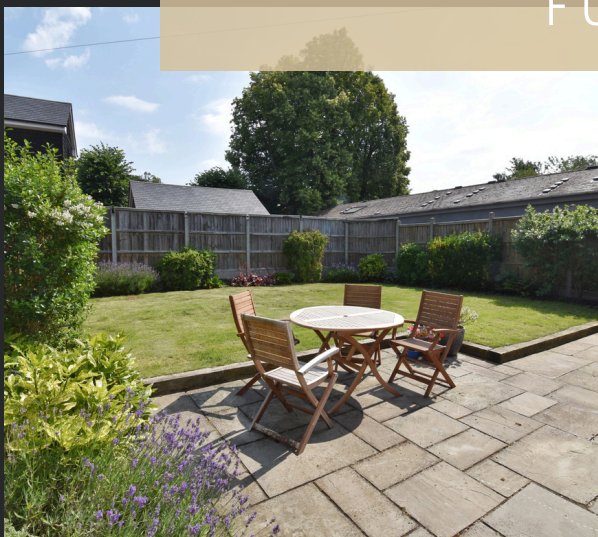


COXES DROVE,  
FULBOURN



**Offers Over: £700,000**

This is a stunning and immaculately presented, executive style 4 bedroom detached family property in the village of Fulbourn.

## Features

- ✓ No Onward Chain
  - ✓ Off-Street Parking
  - ✓ Ensuite Shower
  - ✓ Car Port
  - ✓ Downstairs
  - ✓ Village Location
- Underfloor Heating



**ANTONY DAVIS**

01223 928220

[www.antonydavis.co.uk](http://www.antonydavis.co.uk)

[hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)

14 High Street, Fulbourn,  
Cambridge, CB21 5DH











































## NEW LISTING

As you arrive at the property, with its mature surroundings, you instantly get a feel for what this fabulous family home has to offer.

The car port compliments the design well, and the high standard of workmanship is evident throughout the property.

As you enter through the Timber Porch and Solid Oak front Door to:

Spacious Entrance Hall with solid oak flooring, underfloor heating, walk in storage which has plumbing for washing machine and room for tumble dryer, ceramic flooring.

Cloakroom: comprising low level WC, wash basin, porcelain floor tiles, underfloor heating. Window to front aspect with obscure glass.

Home Office/Study: 10'6" x 7'9" (3.19m x 2.36m) window to front aspect, underfloor heating.

Lounge: 21'5" x 11'4" (6.52m x 3.47m) Fantastic lounge with window to side aspect, bi-fold doors to rear, feature fireplace with inset cast iron woodburning stove and stone hearth, underfloor heating.

Kitchen/Dining Room: 26'6"(max) x 11'4" (8.07m(max) x 3.44m) An impressive, contemporary style kitchen with bespoke solid wood wall and base units with spotlighting, granite worktops and splashbacks with inset one and a half sink unit with mixer tap and drainer channels. Integral Neff double oven, combination microwave and Bosch dishwasher. Neff 5 ring gas hob with extractor fan. Two full height pull out larder cupboards. Large window to side aspect and bi-fold doors to rear aspect. Porcelain flooring and underfloor heating.



## First Floor

Landing with feature window to front aspect, roof space access (gas fired boiler located in the roof space).

Principle Bedroom: 12'8" x 14'8" (3.86m x 4.48m) Double bedroom with fitted wardrobes with dormer window to side aspect, obscure glass window to rear aspect, radiator.

Ensuite Shower Room: with Velux window, suite comprising low level WC, hand basin, tiled shower cubicle with Mains fed shower to an overhead drencher and handheld unit, ceramic tile flooring, heated towel rail, underfloor heating.

Bedroom 2: 14'10" x 10'11" (4.53m x 3.32m) Double bedroom with mirrored fitted wardrobes. Dormer window to side aspect, further window to front, radiator.

Bedroom 3: 13'2" x 8'1" (4.02m x 2.47m) with two Velux windows, radiator.

Bedroom 4: 11'7" x 8'7" (3.54m x 2.61m) with two Velux windows, radiator.

Family Bathroom: Modern bathroom with Velux window, suite comprising low level WC, vanity wash hand basin, freestanding double ended bath, tiled shower cubicle with Mains fed shower to a drencher head and handheld unit, airing cupboard, ceramic tile flooring, heated towel rail. Underfloor heating.

Outside: The block paved driveway with carport provides ample parking for three cars. Flower and shrub borders and a mature willow tree. Indian sandstone pathways to both sides of the property provide gated access to the rear enclosed garden which is mainly laid to lawn with a flower and shrub border. There is a generous Indian sandstone terraced area.

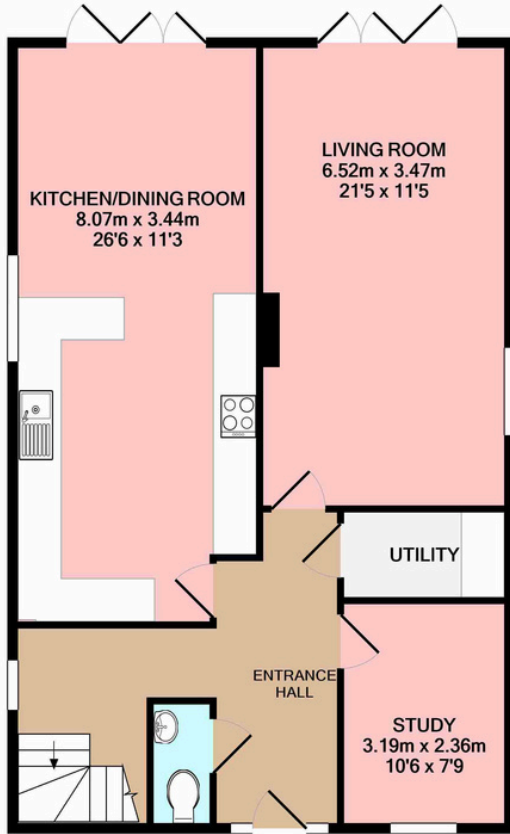
## Fulbourn

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.

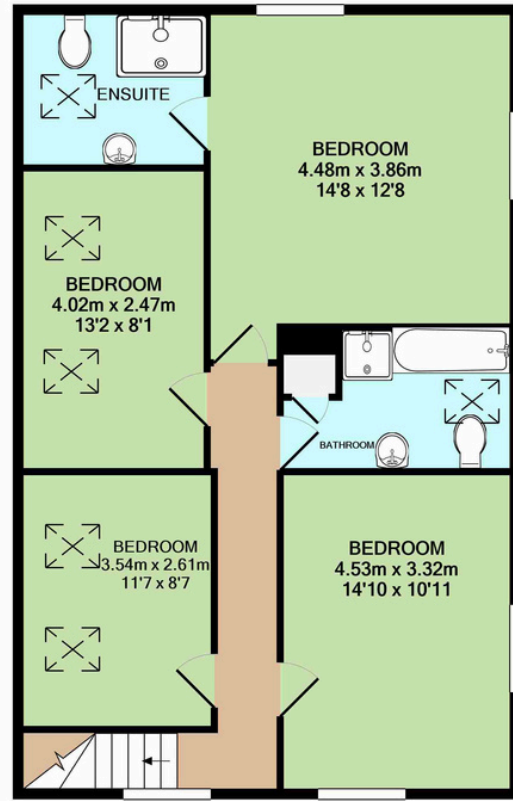
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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.





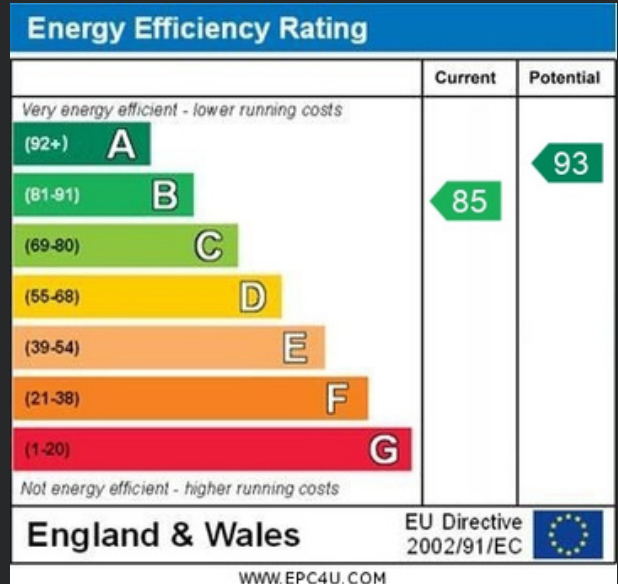
GROUND FLOOR  
APPROX. FLOOR  
AREA 75.8 SQ.M.  
(816 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 75.7 SQ.M.  
(815 SQ.FT.)

TOTAL APPROX. FLOOR AREA 151.5 SQ.M. (1631 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2021



TENURE: FREEHOLD  
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.





**ANTONY  
DAVIS**

01223 928220 | [hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)