

## COW LANE, FULBOURN



### Guide Price: £475,000

This is a charming and spacious 2-bedroom cottage located in a great central location at the heart of the village of Fulbourn. The property has been extended and the current owners have recently invested in a purpose-built garden office.



### Features

- ✓ Character Property
- ✓ Landscaped Garden
- ✓ 943 sqft
- ✓ Double Bedrooms
- ✓ Three Reception Rooms
- ✓ Garden Office

### 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

This is a charming and spacious 2-bedroom cottage located in a great central location at the heart of the village of Fulbourn. The property has been extended and the current owners have recently invested in a purpose-built garden office.

As you enter, you instantly get a sense of the space that the property has to offer, with a central open fireplace with log burner.

### Ground Floor

**Lounge:** Great room with feature fireplace, exposed staircase to first floor, with steps leading to second part of this large living space, doors leading to kitchen and a family bathroom.

**Dining Area:** currently used as second lounge space, although lends itself to being either a dining room, or whatever you choose to use it for. Flows nicely into the first extended part of the cottage with French doors over-looking the very attractive mature terraced garden.

**Kitchen:** Country style kitchen with hand-built wall and base units, range oven and hob, with an extended section to create a garden room, with vaulted ceiling and roof lights, door leading to the rear garden. This is a lovely feature room which complements the cottage.

**Bathroom:** Victorian style suite with bathtub, WC and wash basin. Shower over, tiled splashbacks.

## First Floor

Bedroom 1: Great principal bedroom with dual aspect windows to front and back. Wood panelling, built in storage.

Bedroom 2: Good size double bedroom with window to front aspect, character features.

The vendors had the boiler replaced in 2020 and there is a nest thermostat wired.

## Outside

Parking is to the front of the property on the road. The rear garden is on multiple levels with decorative terraced areas with beautiful planting. The property can also be accessed through the back gate which takes you through to Highfield Gate. The garden now features a purpose-built office/studio, with power and lighting, underfloor heating and armoured ethernet cable connected which enhances the overall package of this property.

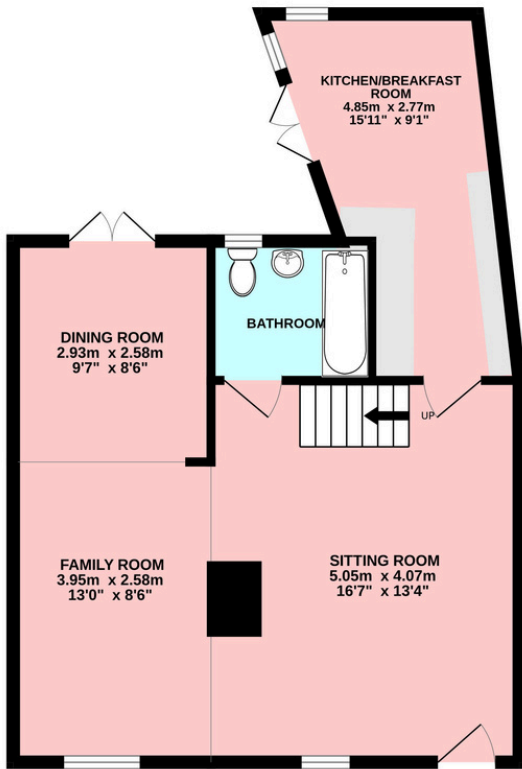
## Fulbourn

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.

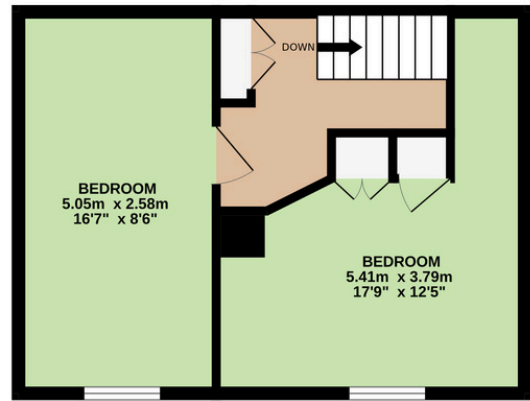
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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  
53.7 sq.m. (578 sq.ft.) approx.



1ST FLOOR  
33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA : 87.6 sq.m. (943 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
Very energy efficient - lower running costs			101
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

TENURE: FREEHOLD  
EPC BAND: D  
COUNCIL TAX BAND: D  
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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DAVIS**

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