



HONEYSUCKLE COTTAGE, FULBOURN



Guide Price: £900,000

This is a substantial four-bedroom detached character cottage, offering over 2,400 sq ft of beautifully arranged accommodation in the popular village of Fulbourn. Thoughtfully improved by the current owners, the property blends its historic character with bright, generous and contemporary living spaces.



Features

- ✓ South-Westerly Garden
- ✓ Beautiful Open Plan Kitchen/Dining Room
- ✓ Off-Street Parking
- ✓ Character Features
- ✓ Four Double Bedrooms

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HONEYSUCKLE COTTAGE, FULBOURN

Stunning Detached Character Cottage with Over 2,400 Sq Ft of Thoughtfully Arranged Accommodation, Blending Period Charm with Contemporary Family Living

We are delighted to offer this substantial four-bedroom detached cottage (not listed by Heritage), occupying a prominent position within the popular village of Fulbourn. Offering over 2,400 sq ft of accommodation across two floors, the house has been thoughtfully improved by the current owners, creating a home that is sympathetic its historic character while introducing light, generous and beautifully considered modern living spaces.

The result is a property of real individuality. Traditional features including exposed timbers, characterful architectural details and a recently re-thatched roof sit comfortably alongside a striking contemporary kitchen, herringbone oak flooring and wide bi-fold doors opening directly onto the garden. The sense of character begins at the entrance, where an attractive arched timber door opens into the hallway. Here, warm herringbone oak flooring immediately sets the tone, continuing through into the impressive kitchen and creating a natural flow between the original cottage and its more contemporary additions.

At the heart of the house is the superb kitchen and dining room, created from the conversion of the former integral garage. Generously proportioned and beautifully finished, the kitchen combines dark cabinetry with extensive work surfaces, a large central island and a substantial range cooker, while exposed brickwork adds warmth and texture. Overhead rooflights draw natural light deep into the room, and the adjoining dining area opens almost completely to the terrace through bi-fold doors, creating an effortless connection between the house and garden.

Beyond, a feature archway leads into a particularly useful utility room, fitted with oak worktops and further storage, while a newly created ground-floor shower room provides a large walk-in shower, WC and wash basin with smart contemporary tiling.

The older part of the cottage retains much of the atmosphere that makes the property so appealing. Two substantial reception rooms provide flexible living space, with exposed structural timbers, a feature fireplace and an abundance of period character. One opens into the bright conservatory, which enjoys views across the rear garden and provides a peaceful additional sitting or working area.

Upstairs, the accommodation is arranged with the same sense of space and individuality. There are four double bedrooms, including an impressive principal room with windows to both the front and rear. The remaining bedrooms are reached from two landing areas, giving the upper floor an appealing sense of character and architectural features serve as a reminder of the cottage's history.

The family bathroom has also been updated, providing a bath with shower over, WC and wash basin, complemented by a rear-facing window bringing in natural light.

Outside, the house continues to impress. To the front are established shrubs and planting, while parking is provided to the side, with double gates opening through to the rear. The garden includes a large paved terrace immediately outside the kitchen, ideal for outdoor dining and entertaining, together with mature planting, a lawned area and an attractive part-walled section. The wide opening from the kitchen and natural stone paving makes the terrace feel like an extension of the interior during the warmer months.

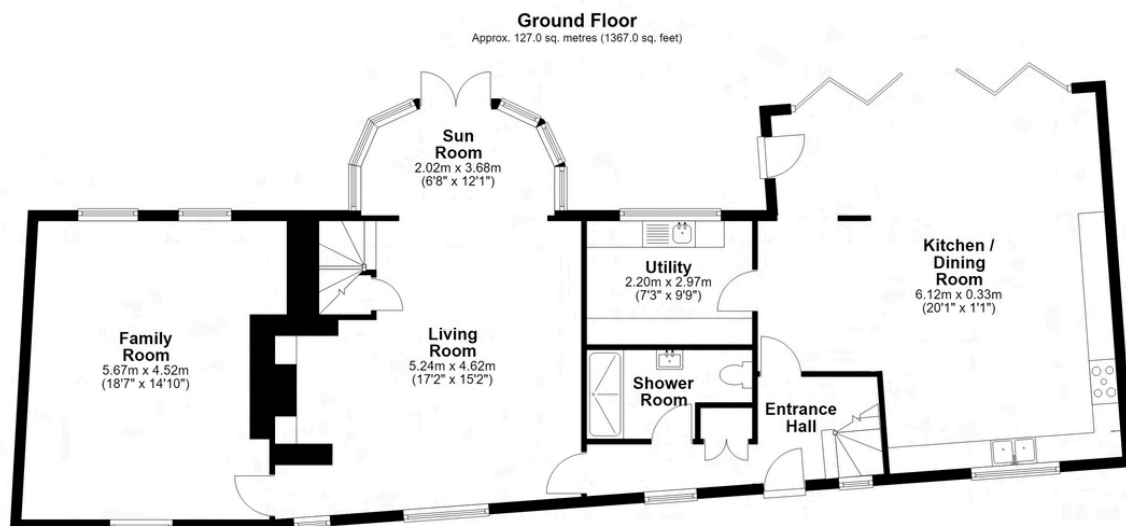
With its generous proportions, beautiful period detailing and carefully executed improvements, this is a home that feels both authentically characterful and exceptionally liveable. The combination of more than 2,500 sq ft of accommodation, four double bedrooms, two bathrooms, two reception rooms and an outstanding kitchen-dining space makes it a particularly distinctive family home in the heart of Fulbourn.

Fulbourn

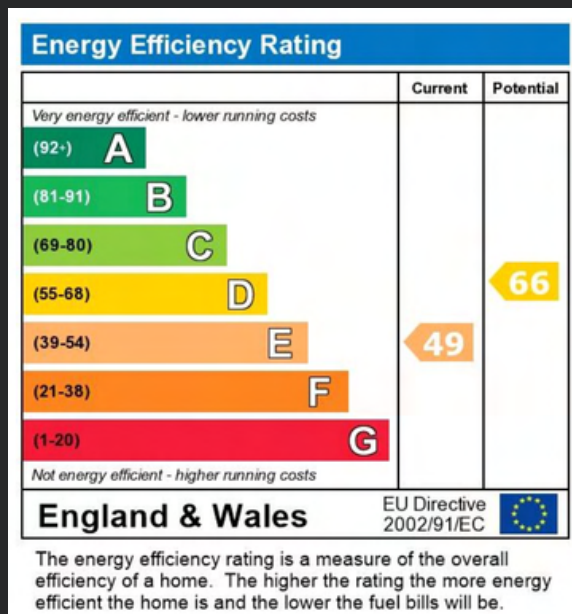
The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe, 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.



Total area: approx. 225.2 sq. metres (2423.6 sq. feet)



TOTAL SIZE: 2423.6 SQFT (APPROX)

TENURE: FREEHOLD

EPC BAND: E

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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