



STATION ROAD,  
FULBOURN



## Guide Price: £885,000

This is a beautifully presented, contemporary style 4-bedroom detached house in the village of Fulbourn. The property was built in 2017 and benefits from a large open plan kitchen/dining room, 2 lounges, 2 ensuite and a garden backing on to the meadow.

## Features

- ✓ Countryside Views
- ✓ Village Location
- ✓ Off-Street Parking
- ✓ Garage
- ✓ Two Ensuite Showers
- ✓ Immaculate Throughout



## ANTONY DAVIS

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We are pleased to offer this beautifully presented 4 bedroom detached family home in the popular village of Fulbourn.

This property was built in 2017 and benefits from a large open plan kitchen/dining room, 2 lounges, 2 ensuite and a garden backing on to the meadow.

**SITTING ROOM:** 20' 5 x 11' 10 (6.21m x 3.461m) Fabulous lounge with bay window to the front aspect. Log Burner.

**SNUG:** 12' 5 x 11' 10 (3.78m x 3.61m) Second reception room with French doors leading to the rear garden.

**KITCHEN/DINING ROOM:** 23' 8 x 15' 4 (7.21m x 4.66m) Large kitchen/dining room with lots of wall and base units, pantry sliders. Integral appliances. Bi-fold doors leading to the rear garden, with 2 further windows to the side aspect.

**UTILITY ROOM:** Good size utility room with further units and plumbing for appliances.

**CLOAKROOM:** with WC and wash basin, window to front aspect.

## FIRST FLOOR

**LANDING:** Beautiful Gallery landing with window to side aspect.

**BEDROOM ONE:** 15' 4 x 13' 3 (4.66m x 4.03m) Principal bedroom with built in wardrobes, window to rear aspect. Door leading to:

**ENSUITE:** Good size shower unit, with WC and wash basin. Window to side aspect.

**BEDROOM TWO:** 12' 10 x 11' 10 (3.92m x 3.61m) Good size double with window to rear front aspect and door leading to:

**ENSUITE:** Shower cubicle, WC and wash basin with window to side aspect.

**BEDROOM THREE:** 12' 7 x 9' 6 (3.83m x 2.90m) Window to front aspect.

**BEDROOM FOUR:** 11' x 8'7 (3.36m x 2.62m) Window to side aspect. (this room is currently used as a dressing room).

**BATHROOM:** Contemporary style bathroom comprising bathtub, WC and wash basin, window to side aspect.

## OUTSIDE

To the front of the property is parking for a number of vehicles, along with a single garage. To the side of the property the current owners have had some good storage built which is in keeping with the rest of the property.

The rear of the property can be accessed through a side gate.

The rear garden is mainly laid to lawn with a large terraced area with views to the meadow.

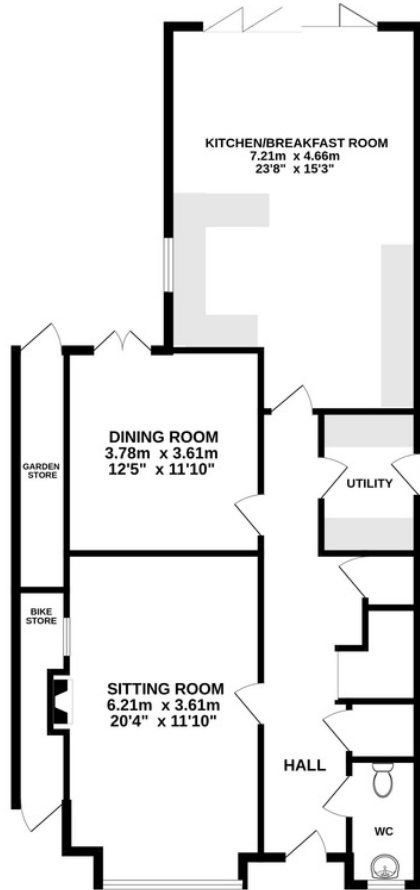
## Fulbourn

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.

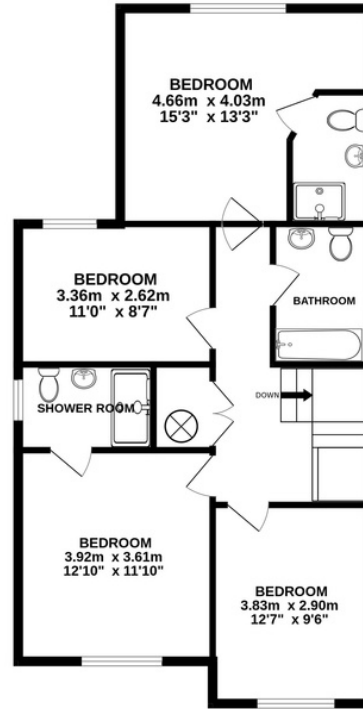
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long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

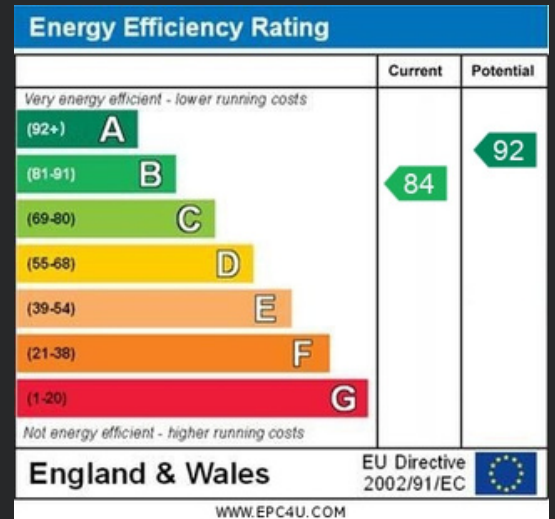
GROUND FLOOR



1ST FLOOR



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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TENURE: FREEHOLD  
 SIZE: 1850 SQFT APPROX.  
 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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