



## STATION ROAD, FULBOURN



### Guide Price: £850,000

This is a rarely available, Double Fronted, Detached Victorian Villa in the village of Fulbourn. The property has four double bedrooms and three reception rooms with a delightful mature rear garden occupying approximately 1 acre.



### Features

- ✔ Character Property
- ✔ Village Location
- ✔ Period Features
- ✔ Views to Open Countryside
- ✔ Garden occupying approx 1 acre

### ANTONY DAVIS

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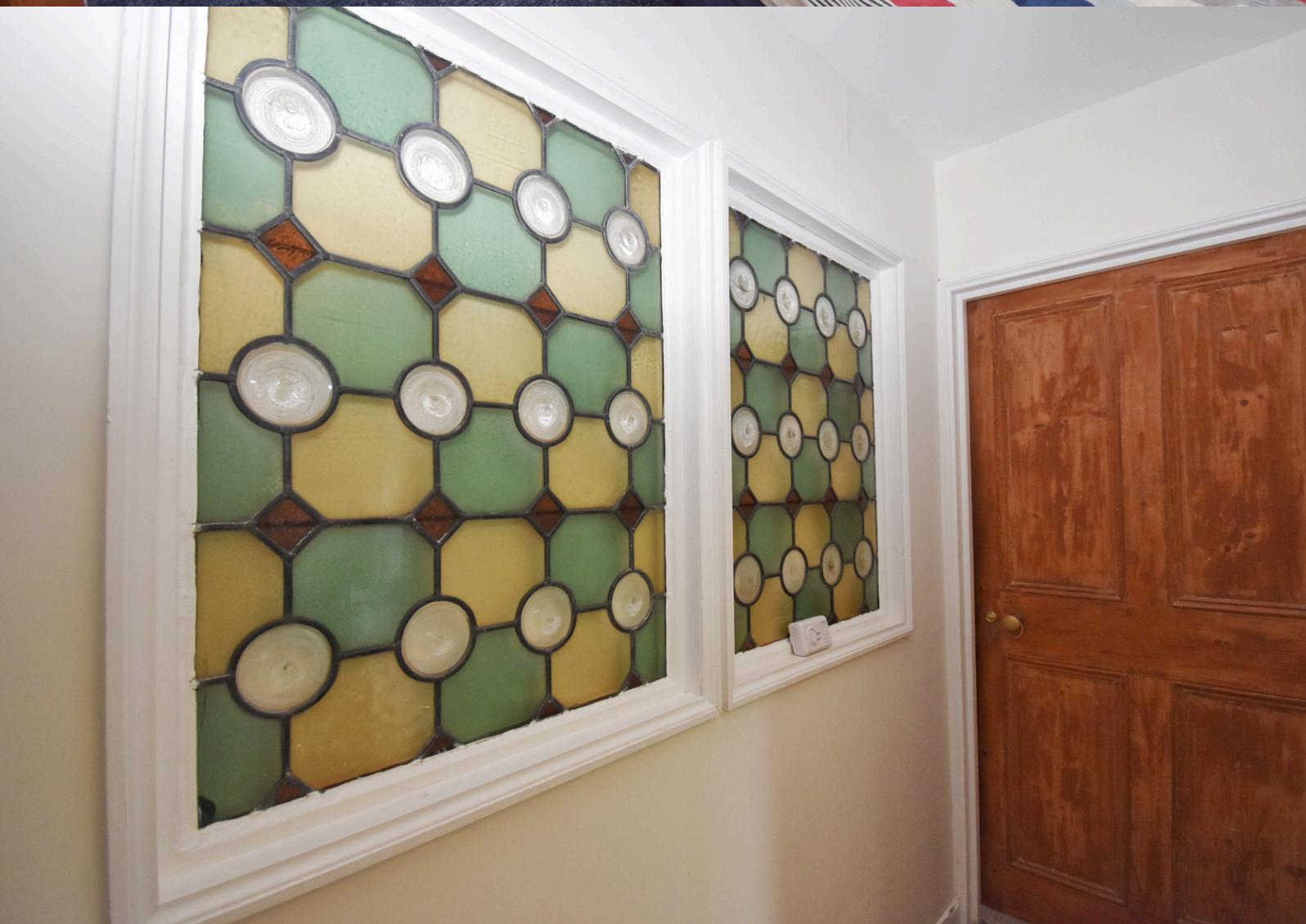






















## NEW LISTING

Antony Davis are pleased to offer this beautiful, double fronted Victorian property in the popular village of Fulbourn. This property has many original features, along with a fabulous large rear garden with some outbuildings.

The property has undergone some recent improvements, which include New Sash windows and exterior improvements.

Dating back to 1876 this property has lots to offer and makes a fabulous family home.

### Ground Floor

As you enter the property through the original hardwood front door, beautiful Victorian tiled floor with doors leading to:

**Living Room:** 14'1 x 13'11 (4.30m x 4.25m) Excellent family room with window to front aspect, feature arch window to the side aspect, with opening into:

**Family Room:** 14'1 x 9'2 (4.30m x 2.80m) Another reception/family room with French doors leading to the rear garden. French doors also have feature wood shutters.

**Dining Room:** 13'11 x 13'9 (4.25m x 4.20m) Great size dining room with windows to front and side aspect, with opening into the kitchen.

**Kitchen:** 13'11 x 9'2 (4.25m x 2.80m) with a range of wall and base units, window over-looking the beautiful rear garden.

## First Floor

Great landing space with feature-stained glass windows to one side.

Landing area with doors leading to:

Family Bathroom: Large family bathroom comprising bathtub, separate shower cubicle, WC and wash basin. Window to rear aspect.

Cloakroom: comprising WC and wash basin with window to rear aspect.

Bedroom 1: 14'1 x 12'2 (4.30m x 3.70m) Exposed original wooden floorboards with window to front aspect, built in storage.

Bedroom 2: 13'11 x 10'2 (4.25m x 3.10m) Double bedroom with feature fireplace, window to front aspect.

Bedroom 3: 10'8 x 9'10 (3.25m x 3.00m) Double bedroom with window not rear aspect, feature fireplace.

Bedroom 4: 11'2 x 9'2 (3.40m x 2.80m) Further double bedroom with window to front aspect.

## Outside

Gravel driveway for several vehicles to the left of the property, with a gate that leads to the rear garden with outbuildings. Immediately to the front of the cottage, small wall with central pathway leading to the front entrance porch. The rear of property can also be accessed to the right side through gate.

The rear garden has a large out building with canopy, large terraced area, which then leads onto the extensive mature rear gardens with countryside views to the back of the grounds.

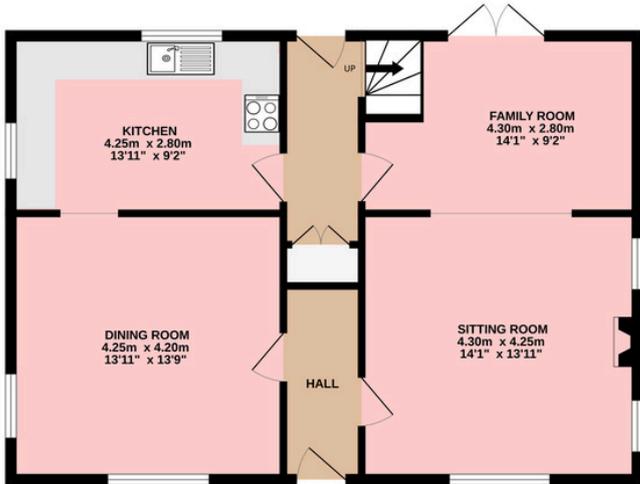
## Fulbourn

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.

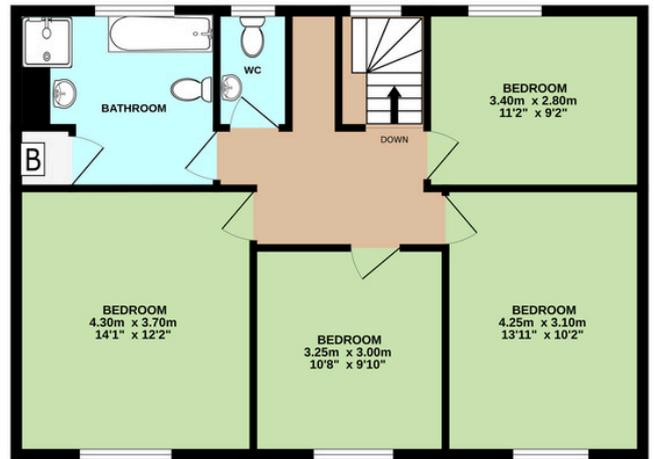
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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  
68.6 sq.m. (738 sq.ft.) approx.



1ST FLOOR  
68.6 sq.m. (738 sq.ft.) approx.



TOTAL FLOOR AREA: 137.2 sq.m. (1477 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL SIZE: 1477 SQFT  
 TENURE: FREEHOLD  
 EPC BAND: D  
 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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