



## WILBRAHAM ROAD, FULBOURN



### Guide Price: £635,000

This is a charming and well-extended, 1930s 4-bedroom semi-detached property with an abundance of superb features throughout, which include the stunning, large extended Kitchen with vaulted ceiling and a wonderful rear garden with countryside views.



### Features

- ✓ Two Reception Rooms
- ✓ Village Location
- ✓ Countryside Views
- ✓ Outdoor Office
- ✓ Immaculately
- ✓ Off-street Parking

Presented Throughout

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## NEW LISTING

### *An Exceptional Family Home in the Village of Fulbourn*

We are pleased to offer this charming and well-extended, 1930's 4-bedroom semi-detached property in the village of Fulbourn. There is an abundance of superb features throughout this property, which include the stunning, large extended Kitchen with vaulted ceiling, attic conversion, outdoor home office and a wonderful rear garden with countryside views.

#### Ground Floor

As you enter through the porch, you instantly get a sense of character. On the left takes you through to:

**Living Room:** Good size reception room with large window to the front aspect with wooden floors, opening into:

**Snug:** Cozy snug with feature fireplace, opening into:

**Kitchen:** A truly impressive extension with superb vaulted ceiling with roof lights, bespoke shaker-style kitchen units with oak block worktops. Inset sink, integrated dishwasher, space for Range cooker, extractor fan above. Space for fridge/freezer. Pantry with shelving. Underfloor heating. Bi-fold doors over-looking the beautiful mature garden.

**Utility room:** with further storage with door leading:

**Shower Room:** comprising wash basin with vanity cupboard, shower cubicle. Velux window, tiled floor, heated moveable towel rail.

**Cloakroom:** with WC and wash basin.



## First Floor

Bedroom 2: Good size double bedroom with window to rear aspect

Bedroom 3: Further double bedroom with built-in wardrobes window to front aspect.

Bedroom 4: with window to front aspect

Bathroom: comprising bathtub with shower over, WC and wash basin. Window to rear aspect.

## Second Floor

Fabulous attic bedroom with feature round window on the stairs and some good storage.

## Outside

To the front of the property is parking for several vehicles with some mature planting, the back is accessed through a side gate which takes you through to a beautifully presented mature rear garden with terraced areas, outside home office, garden shed, with views to the countryside.

## Fulbourn

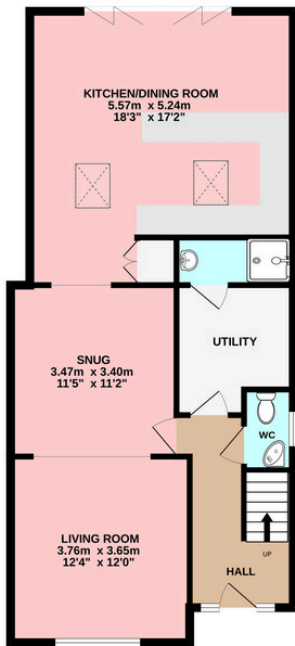
The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe,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

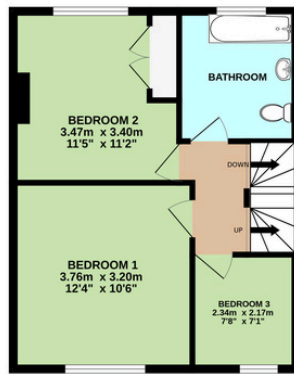
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



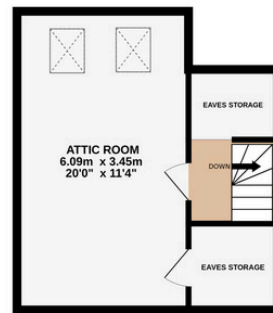
GROUND FLOOR  
71.9 sq.m. (274 sq.ft.) approx.



1ST FLOOR  
45.9 sq.m. (125 sq.ft.) approx.



2ND FLOOR  
36.9 sq.m. (125 sq.ft.) approx.

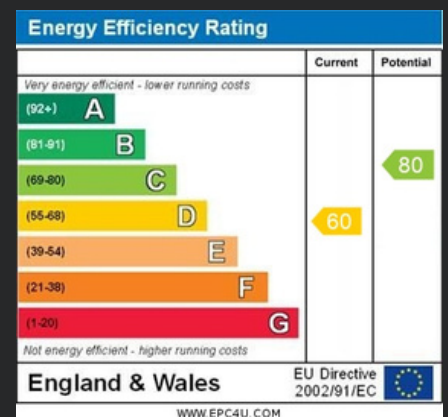


OUTBUILDINGS  
10.9 sq.m. (238 sq.ft.) approx.



TOTAL FLOOR AREA : 138.0 sq.m. (1485 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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TENURE: FREEHOLD  
SIZE: 1485 SQFT APPROX  
EPC BAND: D  
COUNCIL TAX BAND: D  
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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