



HIGH STREET, FULBOURN

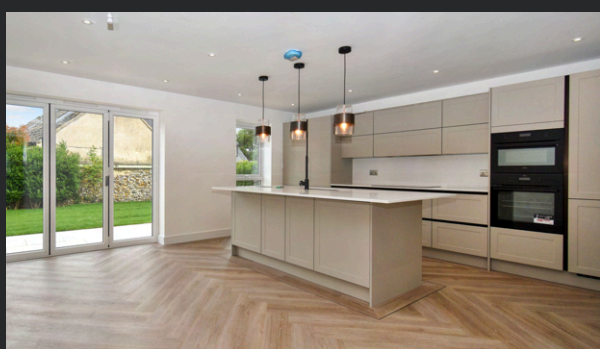


Guide Price: £1,450,000

This is an impressive and beautifully planned, large executive 5 Bedroom detached residence right in the heart of the Village. Spanning over three floors, offering over 3400 sqft of accommodation with a large double garage with planning consent for living accommodation above.

Features

- ✓ Private Gated Entrance
- ✓ Individually Designed
- ✓ Landscaped Gardens
- ✓ New Home
- ✓ Double Garage
- ✓ EPC Band B



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NEW LISTING

An Exceptional Detached Brand New Home in the Village of Fulbourn

We are pleased to offer this impressive and beautifully planned, large executive 5 Bedroom detached residence right in the heart of the Village.

Spanning over three floors, offering over 3400 sqft of accommodation with a large double garage with planning consent for living accommodation above.

Set back from the road, with electric gated entrance taking you into a long private driveway to the property.

This property has been built to a very high standard and has 5 good size bedrooms, 3 with beautifully finished en-suite shower rooms (principal bedroom with dressing area), home office, good size lounge, with a stunning kitchen/dining room with utility area.

The property benefits from underfloor heating on the ground floor, linked to gas fired central heating system.

Outside

Walled garden with terraced area with manicured lawn space and beautiful views of the Church.

The property has a 10 year warranty.

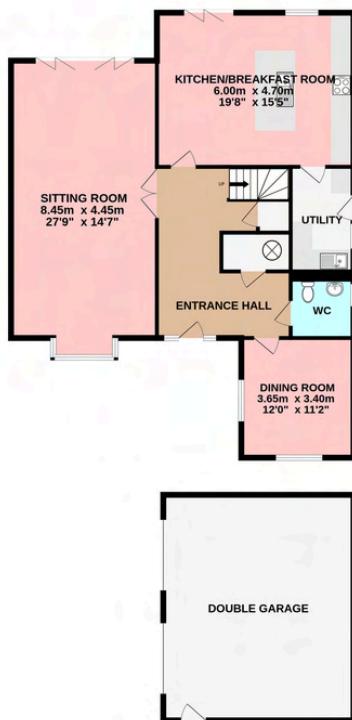
Fulbourn

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.

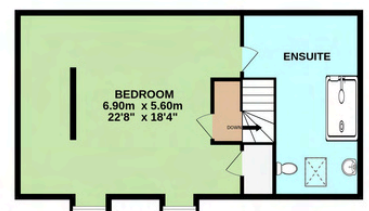
GROUND FLOOR
150.1 sq.m. (1616 sq.ft.) approx.



1ST FLOOR
122.7 sq.m. (1320 sq.ft.) approx.




2ND FLOOR
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA: 331.8 sq.m. (3571 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		
(92+) A		
(81-91) B	87	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		
www.epc4u.com		

TENURE: FREEHOLD
SIZE: 3571 SQFT APPROX
EPC BAND: B
COUNCIL TAX BAND: TBC
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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