



COW LANE, FULBOURN



Guide Price: £795,000

Rose Cottage is an idyllic Grade II Listed, character property in an established and most desirable location in the village of Fulbourn. The cottage is immaculately presented throughout and is both sympathetic to the character whilst incorporating contemporary style finishes.



Features

- ✓ 4 Bedrooms
- ✓ Double Garage
- ✓ Mature Front and Rear Gardens
- ✓ Character Features
- ✓ Feature Hot Tub
- ✓ First Floor Bathroom

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EXCLUSIVE LISTING

Stunning Thatched Cottage in a most desirable location in Fulbourn

As you enter the property through the solid oak front door, leads to:

DINING ROOM: 16'9 x 11'5 (5.11m x 3.48m) Large dining room with a beautiful feature Inglenook fireplace with a brick hearth and wood burning stove. Updated natural wooden floorboards, exposed beams feature throughout, two radiators, windows to front aspect and a part glazed door to terrace and rear gardens. Door and stairs leading to first floor and opening to:

INNER LOBBY with built-in storage cupboard downstairs.

LOUNGE: 16'10 x 12'10 (5.14m x 3.92m) with a large feature Inglenook fireplace with newly installed wood burning fire set on a brick hearth, exposed beams feature throughout, windows to side and front aspect, radiator.

STUDY: 11'9 x 11'8 (3.58m x 3.54m) Large home office with window to front aspect, radiator, with door leading to:

SHOWER ROOM: with a fully tiled shower cubicle and wall mounted shower unit, vanity unit with wash basin and w.c., exposed timbers, towel rail, frosted window to rear aspect, tiled floor.

KITCHEN/BREAKFAST ROOM: 15'6 x 9'2 (4.72m x 2.79m) Newly fitted and updated contemporary style kitchen, with a range of base and wall units, with integral appliances, which include an AEG dishwasher and washing machine, NEFF double oven and Gas hob. Integrated fridge and Freezer, Complimented oak wooden block work surface with a ceramic butler sink, vertical radiator, tiled flooring with window to side aspect and French doors leading to the garden. Underfloor Heating.

FIRST FLOOR

LANDING with feature exposed brick chimney, window to the rear aspect.

PRINCIPAL BEDROOM: 16'9 x 12'10 (5.11, x 3.92m) A fantastic large bedroom with vaulted ceiling, exposed beams, window to front aspect, double radiator, feature window to side aspect, built-in eaves storage cupboard.

BEDROOM 2: 11'5 x 8' (3.48m x 2.45m) with exposed beams and timbers, feature studwork recess with shelving and small wardrobe space with exposed brick chimney breast behind, double radiator and sliding sash windows to front aspect.

BEDROOM 3: 11'9 x 8'5 (3.58m x 2.56m) with exposed beams and timbers, double radiator, windows to side and rear aspect.

BEDROOM 4: 11'9 x 8' (3.58m x 2.45m) with exposed beams and timbers, radiator and windows to side and front aspect.

BATHROOM: with white suite comprising bath, vanity unit with wash basin, low level w.c., vaulted ceiling with exposed beams and timbers, windows to rear aspect, towel rail.

OUTSIDE To the front there is an attractive cottage garden laid to lawn with established shrubs and bushes and not forgetting the roses around and gated access with gravel pathway which takes you to the front door. This also leads gated side access and driveway. Side paved pathway leading to rear garden. On the right of the property there is a large gravelled driveway with parking for a number of vehicles, and a detached double garage with electric up and over door.

To the side of the garage is a children's play area, and the rest of the garden is largely laid to lawn with an array of mature shrubs and planting. A recent addition of a fabulous feature hot tub, with decked area has been placed in one corner of the garden, which is extremely inviting and private. Further to the side is a private terraced and outdoor kitchen area with natural stone paving. There is also the addition of a large garden shed with power, along with a woodshed.

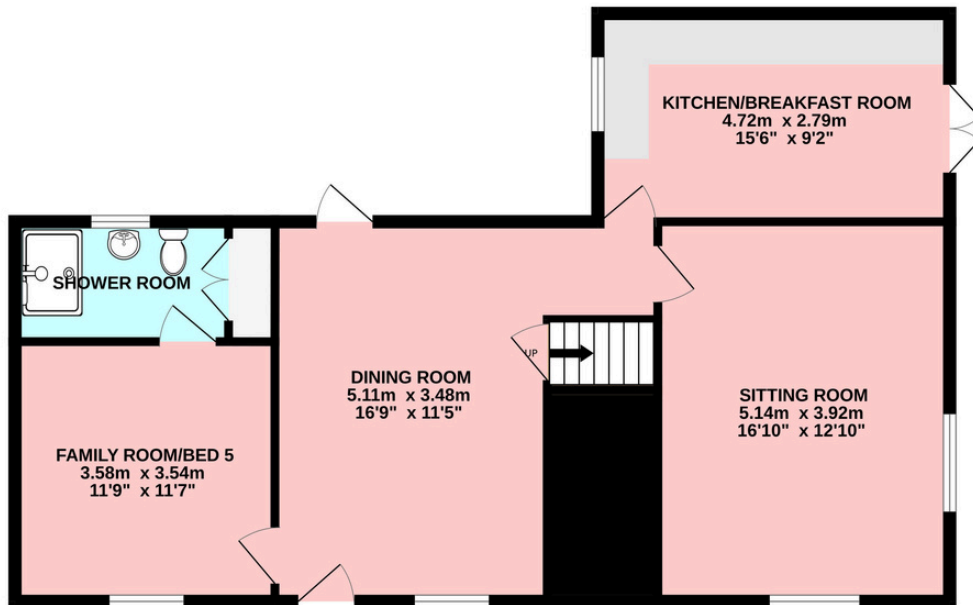
Fulbourn

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, book shops, charity shops, coffee shop, 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.

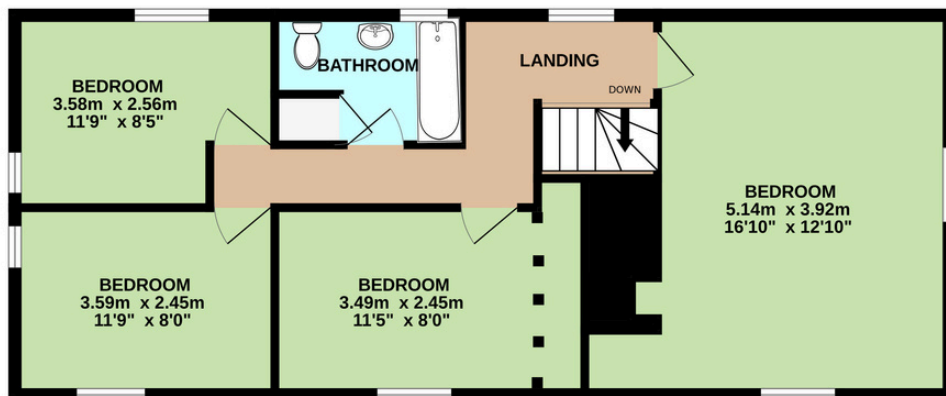
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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
80.5 sq.m. (866 sq.ft.) approx.



1ST FLOOR
67.5 sq.m. (727 sq.ft.) approx.



TOTAL FLOOR AREA : 148.0 sq.m. (1593 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
EPC BAND: EXEMPT
COUNCIL TAX BAND: F
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE COUNCIL

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