



Fairfield, Gamlingay, SG19 3LG
Offers over £475,000

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LATCHAM ———
——— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautifully presented and versatile 4/5 bed family home situated in the popular village of Gamlingay.

The house offers so much accommodation and being in excess of 1800 sq ft (not including garage) it's a great sized family home.

Downstairs you have a stunning fitted kitchen complete with all fitted appliances and also offers plenty of storage drawers and cupboards. There is a separate dining area that in turn leads to the 21' family room that sits to the rear of the property and enjoys the sunshine as the rear garden is South facing. The main lounge is a well proportioned square room with an open fireplace being the central feature. Continue and you will find a useful snug, a large study/bedroom, the choice is yours and a 14' utility room. The downstairs also boasts a shower room with W.c and washbasin.

Upstairs there are 4 great sized bedrooms with the master being 13'8. There is a refitted bathroom and the landing has an area which has a seating area.

Outside the garden is private, laid to lawn and being South facing, as suntrap. To the front you have a block paved driveway which leads to a further shingle driveway and has parking for 6 cars. There is a double garage complete with power and electric and an electrically operated garage door.

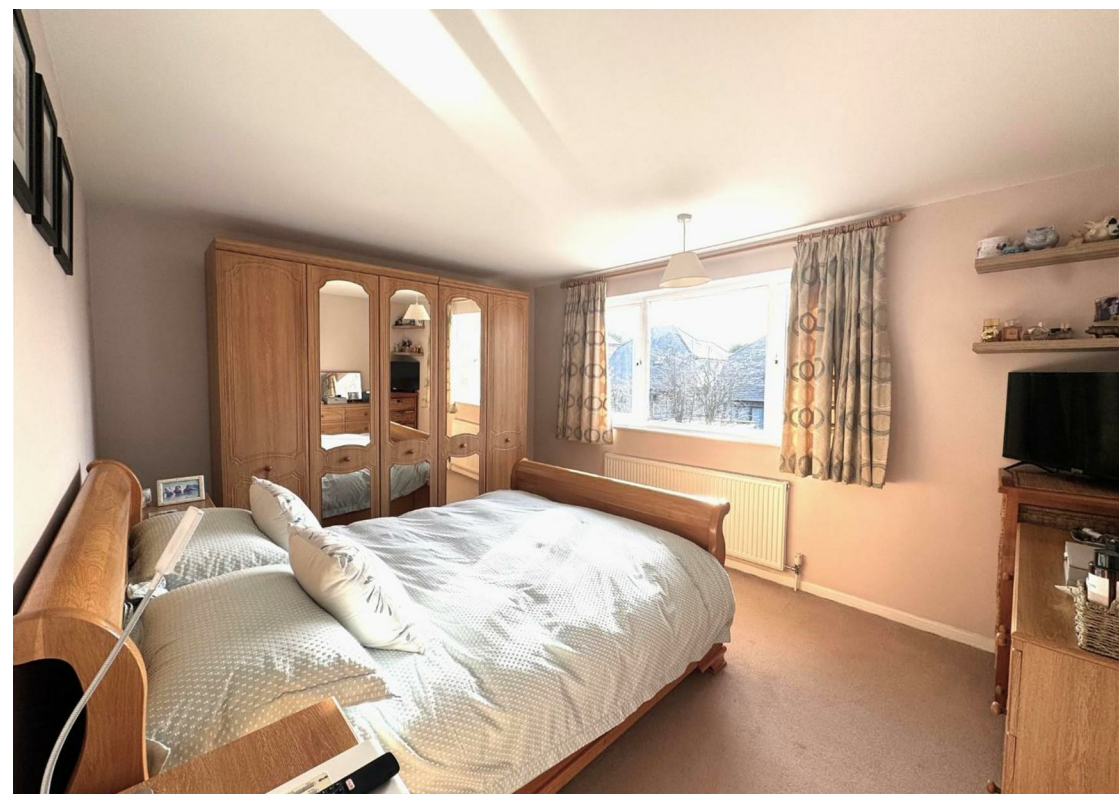
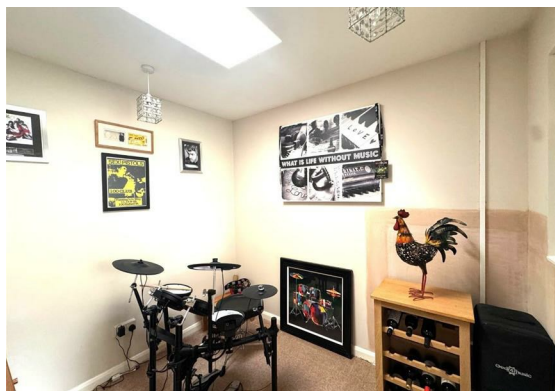
Located on the Cambridgeshire/Bedfordshire border, this popular village is well positioned for those looking for Country Life with good road links into Cambridge and London. The nearby towns of Biggleswade and Sandy also offer commuter links into London St Pancras International via train with a journey time of approximately 40 minutes.

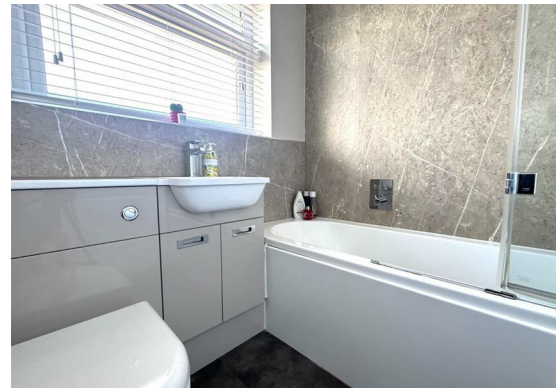
This is great home that offers so much and did I mention it is in the Comberton School catchment which was rated 'Outstanding' on the 19/11/2024!!!!

Entrance

Entrance Hall

Shower Room





Kitchen/Breakfast Room
13'6 x 11'4 (4.11m x 3.45m)

Dining Room
9'9 x 8'8 (2.97m x 2.64m)

Lounge
16'4 x 13'9 (4.98m x 4.19m)

Family Room
21'9 x 11'4 (6.63m x 3.45m)

Internal Hallway

Study/Bedroom
14'4 x 15'9 (4.37m x 4.80m)

Snug
8'7 x 7'8 (2.62m x 2.34m)

Utility Room
14'4 x 5'6 (4.37m x 1.68m)

First Floor

Landing

Bedroom One
13'8 x 11'0 (4.17m x 3.35m)

Bedroom Two
11'5 x 11'2 (3.48m x 3.40m)

Bedroom Three
11'5 x 9'5 max (3.48m x 2.87m max)

Bedroom Four
12'8 x 7'4 (3.86m x 2.24m)

Bathroom

Outside

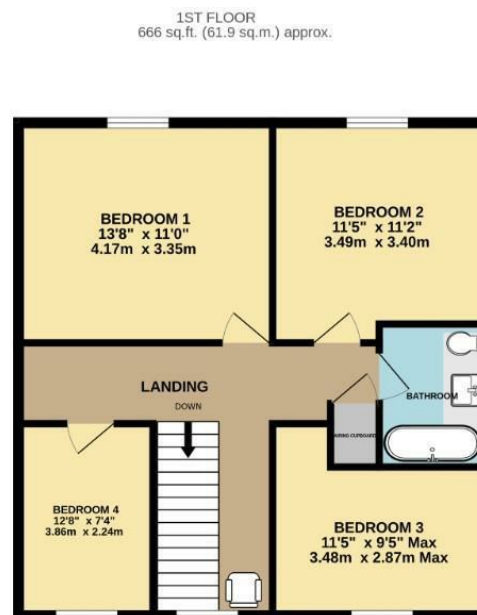
Front Garden

Rear Garden

Garage

Parking

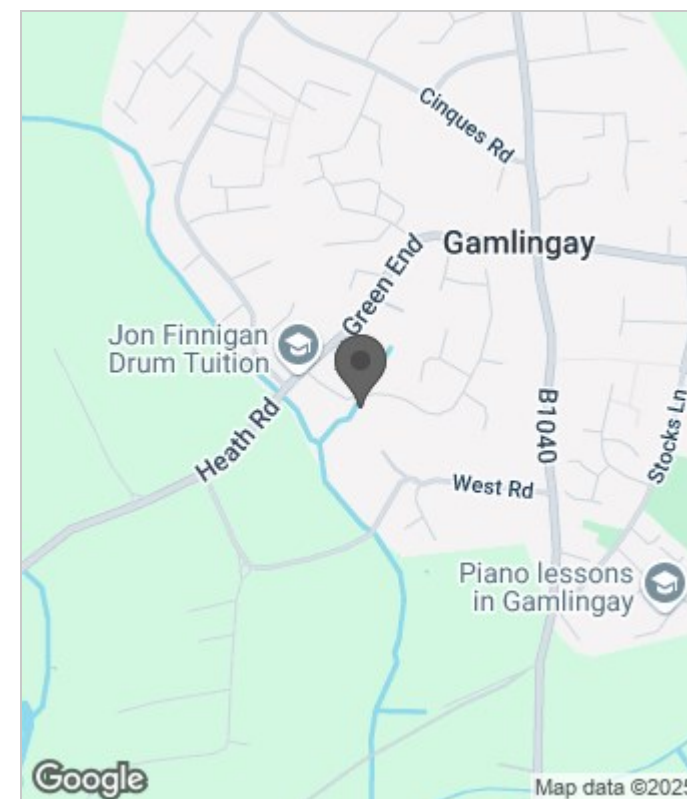




TOTAL FLOOR AREA: 1867 sq.ft. (173.5 sq.m.) approx.

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 plus) A		
(81-91) B		
(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	

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