



Fairfield, Gamlingay, SG19 3LG
£550,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale an Exceptional 5-Bedroom Detached Family Home Nestled in the picturesque and well-connected South Cambridgeshire village of Gamlingay, this detached home offers generous and versatile living space, perfect for modern family life.

Boasting three separate reception rooms – including a bright and welcoming lounge, a cosy snug/family room, and an additional versatile reception area – this property is ideal for both relaxed living and entertaining. The kitchen is beautifully appointed, offering a stylish and practical space for cooking and dining. Upstairs, the home continues to impress with five well-proportioned bedrooms, a contemporary family bathroom, and a luxurious refitted en suite to the principal bedroom.

Practicality is key, with gas central heating, the added benefit of solar panels for enhanced energy efficiency, and an impressive EPC rating. Outside, there is ample parking for up to five vehicles, making it perfect for busy households and guests alike and the rear garden is simply stunning and exudes peace and quiet making it a great space for relaxing and entertaining friends and family.

Located within the catchment area for the highly regarded and Ofsted Outstanding-rated Comberton Village College, this superb property is a rare find – a true family home ready to move into and enjoy from day one.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

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.

Entrance

Entrance Hall

W.C

Lounge

17'5 x 11'4 (5.31m x 3.45m)





Dining Room/Study
11'4 x 8'4 (3.45m x 2.54m)

Kitchen
11'3 x 7'7 (3.43m x 2.31m)

Family Room
17' x 13'2 narrowing to 7'3 (5.18m x 4.01m narrowing to 2.21m)

First Floor

Landing

Bedroom One
12'4 x 10'5 (3.76m x 3.18m)

En Suite

Bedroom Two
11'3 x 8'4 (3.43m x 2.54m)

Bedroom Three
9'4 x 6'9 (2.84m x 2.06m)

Family bathroom

Second Floor

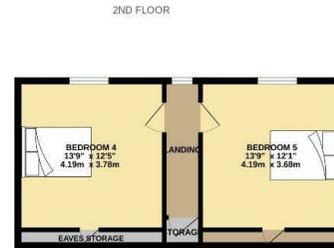
Bedroom Four
13'9 x 12'5 (4.19m x 3.78m)

Bedroom Five
13'9 x 12'1 (4.19m x 3.68m)

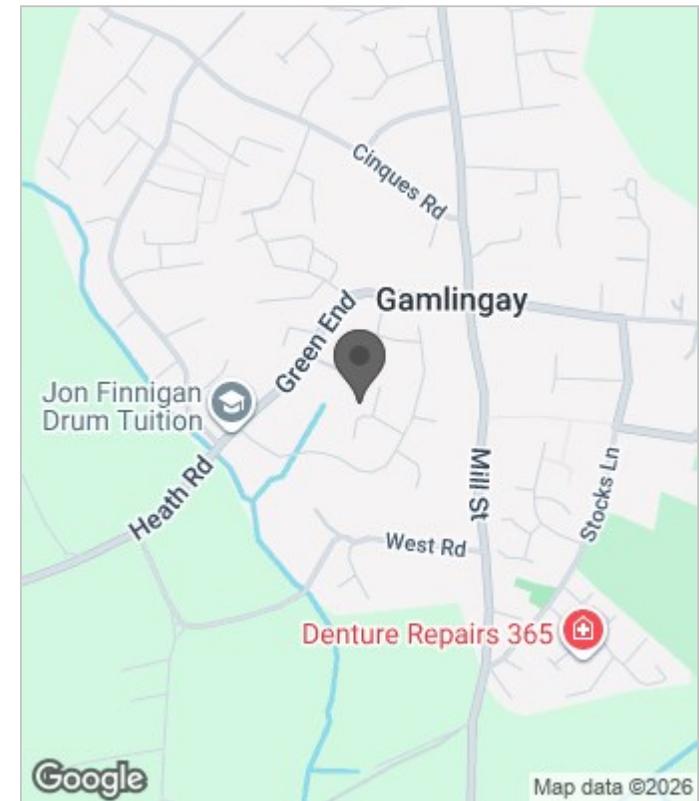
Front Garden

Rear Garden

Parking



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		93
(81-91) B	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	

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