

Cox's Drove,, Fulbourn, Cambridge, CB21 5HE

Guide Price £1,350,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SUBSTANTIAL DETACHED FAMILY RESIDENCE, EXTENDED AND FULLY REFURBISHED OFFERING VERSATILE ACCOMMODATION OF APPROXIMATELY 3700 SQFT WITH AMPLE PARKING, TRIPLE CART LODGE AND AN INDEPENDENT SELF-CONTAINED ANNEXE.

- 6 bedroom detached house
- 5 luxury bathroom suites
- Triple cart lodge
- Gas central heating to radiators with underfloor heating on both floors
- Council tax band-G
- Large well equipped kitchen/breakfast room
- Self-contained 2 bedroom annexe
- Generous gardens and grounds
- EPC-C/73
- Chain free

A fine property occupying a wonderful position tucked away at the end of a no-through road and just a short walk from the thriving village centre. The current owners have transformed the property with a programme of expansion and full refurbishment, in fact a viewer would be forgiven for thinking that the property was brand new as little of the previous house remains. The accommodation is both spacious and extremely flexible, extending to approximately 3700 sqft and boasting an independent two-bedroom self-contained annexe.

The accommodation comprises an entrance porch through to a reception hall area with stairs to first floor accommodation, a coat and shoe cupboard with a cloakroom/WC just off. There is a large kitchen/breakfast room fitted with white gloss handle-less cabinetry, ample granite working surfaces with matching central preparation island/breakfast bar and a range of integral appliances. These include; a Bosch full fridge/full freezer, dishwasher, induction hob, a Smeg extractor and wine fridge. The kitchen opens to a large dining area with a virtually glazed rear elevation with French doors and panoramic views to the garden. This room in turn opens to a large sitting room with feature gas fireplace. The remainder of the ground floor consists of an office/playroom and a utility room.

Upstairs, off the galleried landing are four double bedrooms, two luxury en suite shower rooms and a luxury family bathroom.

The annexe accommodation comprises an entrance hall to a sitting room with fitted storage cupboards, rear lobby/utility room with stairs to first floor accommodation, door to garden and space for the usual white goods, plus a shower room just off. The kitchen/breakfast room is fitted with attractive cabinetry, fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, four ring gas hob, oven, extractor, integrated fridge/freezer and dishwasher. Upstairs, off the landing are two double bedrooms and an en suite shower room.

Outside, there is a generous block paved driveway which leads to a large parking area and a three car cart lodge with covered side access leading to the rear garden. The garden is mainly laid to lawn with raised flower and shrub borders and beds, a generous paved patio area and a selection of trees and bushes and all with views over paddocks to the rear, enclosed by fencing and loreal hedging which gives the garden excellent levels of privacy.

Location
Fulbourn is a popular village situated south-east of Cambridge. Benefiting from a range of local shops including an independent butchers, greengrocers, sandwich shop, pharmacy and Co-op. There is also a well regarded primary school, library, health centre and a range of public houses/restaurants. Sports facilities within the village include active football, tennis, badminton and cricket clubs.

Local secondary schools include Bottisham Village College and Netherhall School. Cambridge itself provides extensive shopping and public schooling for all age groups. ARM, Addenbrooke's Hospital, the Biomedical Campus and railway station are within easy reach.

Tenure
Freehold

Services
Mains services connected include:; gas, electricity, water and mains drainage. Underfloor heating

Statutory Authorities
South Cambridgeshire District Council
Council tax band-G

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Agents Note
The vendor is related to an employee of Redmayne Arnold and Harris.







Ground Floor

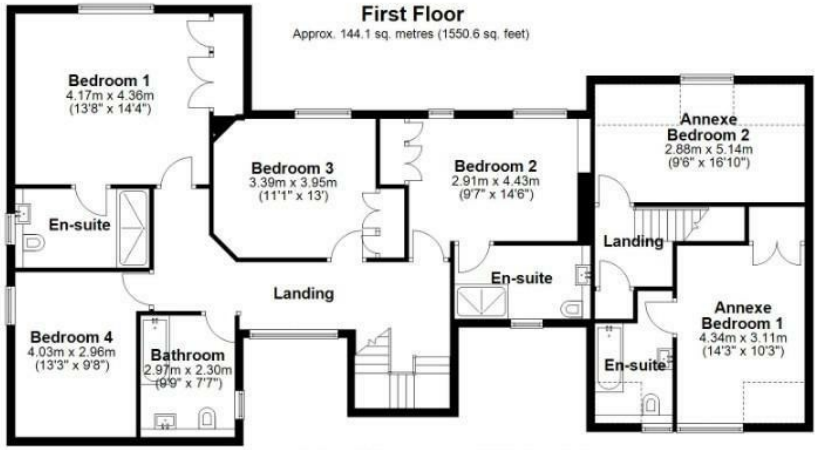
Main area: approx. 202.7 sq. metres (2182.1 sq. feet)

Plus garages, approx. 61.9 sq. metres (666.1 sq. feet)



First Floor

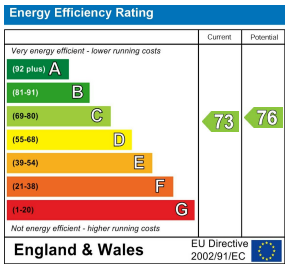
Approx. 144.1 sq. metres (1550.6 sq. feet)



Main area: Approx. 346.8 sq. metres (3732.7 sq. feet)

Plus garages, approx. 61.9 sq. metres (666.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.







