



Hope Cottage Long Lane, Fowlmere, Royston, SG8 7TA
Guide Price £495,000 Freehold



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A BEAUTIFUL DETACHED PERIOD COTTAGE OF UNQUESTIONABLE CHARACTER AND CHARM SET WITHIN A PRETTY GARDEN WITH EXTERNAL STUDIO WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Detached Grade II listed period cottage
- 925 Sqft/86 Sqm
- Oil fired central heating to radiators
- Council tax band - D
- Chain free
- 2 bedrooms, 2 bathrooms 2 reception rooms
- Luxury four piece bathroom
- Private garden and external studio
- Gravel driveway providing parking for two vehicles

The property occupies a fine position just a short walk from the village centre and primary school. The property is extremely well-presented throughout yet retains many original features associated with the era. The accommodation comprises two good sized reception rooms both dual aspect with feature fireplaces, exposed timbers and the dining room has a beautiful slate floor and stairs to first floor accommodation. The kitchen is fitted with attractive modern cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, four ring induction hob, oven, extractor plus space for fridge/freezer and dishwasher.

Upstairs there are two large double bedrooms, both with fitted storage cupboards and a luxury family bathroom, boasting both walk-in shower and a roll-top claw-foot bath.

Outside, the walled front garden is mainly laid to lawn with side access to the rear garden, again mainly laid to lawn with well stocked flower and shrub borders and beds, neat box hedging, paved patio plus a pretty covered veranda area with checker-board tiling. There is a gravel driveway providing parking for two vehicles accessed via Cassander Close. The external office has a main room, currently utilised as a gymnasium with an office and utility area just off, plus a luxury shower room, making this an ideal hobby or work space and all enjoys excellent levels of privacy and seclusion.

Location

Fowlmere is situated about 9 miles south of Cambridge, 6 miles from Royston and is an attractive village which retains numerous period homes of considerable character. There are a variety of local facilities including a primary school, Montessori nursery, thriving public house, modern village hall with numerous clubs and sports facilities, and the recent addition of a coffee/farm shop.

The A505 is close by, offering fast access to Newmarket (via the A11) and Junction 10 of the M11 is only some 10 minutes' drive; Stansted Airport can be reached within 30 minutes. The A10 is also close by, and the A1 (M25) is within easy reach. Royston mainline train station is a short drive away and provides a fast service to London King's Cross and on to St Pancras International for Eurostar connections.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band - D

Fixtures and Fittings

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

Viewing

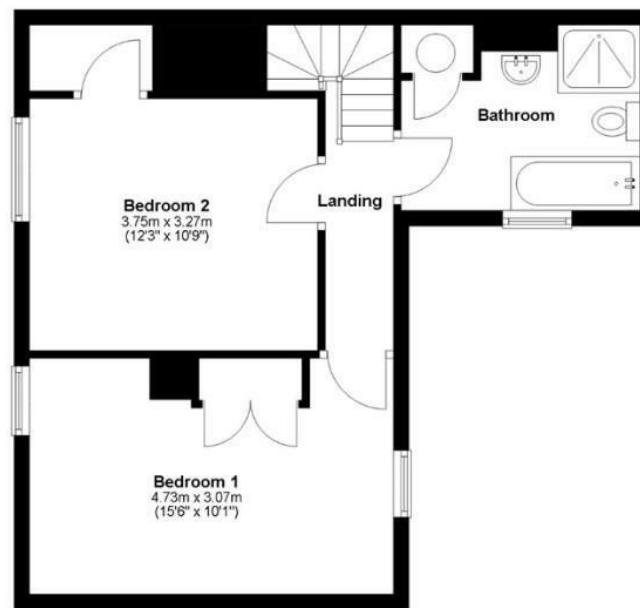
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area 86 sqm (925 sqft) excluding Outbuilding

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	

