



14 Apthorpe Street, Fulbourn, Cambridge, CB21 5EY
Guide Price £495,000 Freehold



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A CHARMING PERIOD COTTAGE, EXTENDED AND MUCH IMPROVED, SET WITHIN A GENEROUS, MATURE GARDEN WITH INDEPENDENT STUDIO/HOME OFFICE AND LOCATED CENTRALLY WITHIN THE VILLAGE.

- Extended 3 bedroom period terraced cottage
- 775 sq ft / 72 sq m
- 2 bathrooms, 2 reception rooms
- Built in the 1820s
- Gas fired central heating to radiators and double glazing
- 0.15 acre plot
- External studio/home office
- EPC-C / 71
- Council tax band-C
- Chain free

The property occupies a wonderful position, right in the heart of this thriving and well-served village. Over the years, the property has been subject to reconfiguration and refurbishment including a new roof, new staircase, windows and doors replaced, kitchen and bathroom re-fitted plus the erection of a garden studio/home office.

The accommodation comprises a spacious living room with feature fireplace housing a wood burning stove and book shelving. The kitchen/breakfast room is fitted with attractive, modern gloss-fronted cabinetry, Corian work surfaces with inset one and a half sink unit with mixer tap and bevel drainer, four ring gas hob, double oven including a microwave combination oven, extractor, dishwasher and washing machine plus space for a fridge/freezer. There is a bespoke oak staircase rising to first floor accommodation and the kitchen area opens to a fabulous vaulted family room with views over the garden. The bathroom was replaced in 2025 with a luxury shower room boasting a generous walk-in shower.

Upstairs off the landing there is an exposed timber beam and a wall mounted gas fired central heating boiler. There are three bedrooms including the master bedroom with fitted wardrobe cupboards and ornamental fireplace. Bedroom three is currently utilised as a study with views over the garden.

Outside there is a pretty courtyard garden laid mainly to paver with timber decking and raised flower and shrub borders and beds. Gated access leads to a walk-way on which is a timber shed and this leads to the principle garden which is both generously proportioned, mature and private, laid mainly to lawn with flower and shrub borders and a selection of specimen trees. There is a large studio/home office which is a wonderful space for those that work from home or pursue a hobby with power and light connected, insulation and a cloakroom/W.C

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. The property is in close proximity to the Fulbourn Fen Nature Reserve and Site of Special Scientific Interest with good dog walks and green space, recreation ground, tennis club and sports hall.

Local secondary schools include Bottisham Village College and Netherhall School. Cambridge itself provides extensive shopping and public schooling for all age groups. ARIM, 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.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-C

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







Approx. gross internal floor area 72 sqm (775 sqft) excluding Studio

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



