



The Stables Cods Drove, Cambridge, CB21 5HE
Guide Price £740,000 Freehold



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A RECENTLY CONVERTED AND EXTENDED FORMER STABLE BLOCK CREATING AN INDIVIDUAL DETACHED SINGLE STOREY 3 BEDROOM HOME OFFERING ACCOMMODATION OF AROUND 1300 SQ FT WITHIN GATED GROUNDS ON THE EDGE OF THIS POPULAR VILLAGE.

- Newly converted and extended stable conversion
- 1300 Sq ft of accommodation
- 3 double bedrooms
- 2 well appointed bath/shower rooms
- Separate cloakroom
- Air Source Heat pump
- 10 Year Build Zone Warranty
- Driveway with electric gates
- Detached double cart lodge
- Generous gardens

The property occupies a secluded position situated off a private driveway, shared with neighbouring homes, and has recently been converted and extended. Using carefully chosen materials, the property offers modern and spacious accommodation set over one floor and enjoying generous gardens and grounds.

The front door leads to a spacious entrance hall, with doors leading through to the dual aspect open plan living space, comprising a living/dining room with feature electric fire and bi-fold doors open on to the terrace; along with a well-appointed modern kitchen. The kitchen is fitted with a range of contemporary base and eye level units, with black granite worksurfaces, integrated Bosch appliances and wood effect vinyl strip flooring. There are three double bedrooms, each with built-in wardrobes, and with the principal room further benefitting from a large en-suite bathroom, with bath and separate walk-in shower. There is also a family bathroom and separate cloakroom with WC.

The property has fitted flooring throughout and further benefits from underfloor heating throughout with Air Source Heat pump.

Outside, the property is situated on a private road, which it has a right of way over, and leads to the gate driveway providing off-street parking for several cars and leading to a detached double timber cart lodge. The gardens have recently been seeded for grass and wrap around the property, offering a good degree of privacy, with a number of mature trees and shrubs, hedging and large paved terrace.

The railway line that runs through Fulbourn, the Ipswich to Ely Line, also known as the Cambridge to Newmarket line, is located the other side of the rear garden boundary.

Agents Note: The new parts of the property are covered by a 10-year Build Zone Warranty. Rights of way are granted to six properties off the private road, and maintenance of the road is divided between the properties, when required.

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 water, drainage and electric are connected

Statutory Authorities (Paragraph)

South Cambridgeshire District Council
Council Tax Band – to be confirmed

Fixtures and Fittings (paragraph)

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

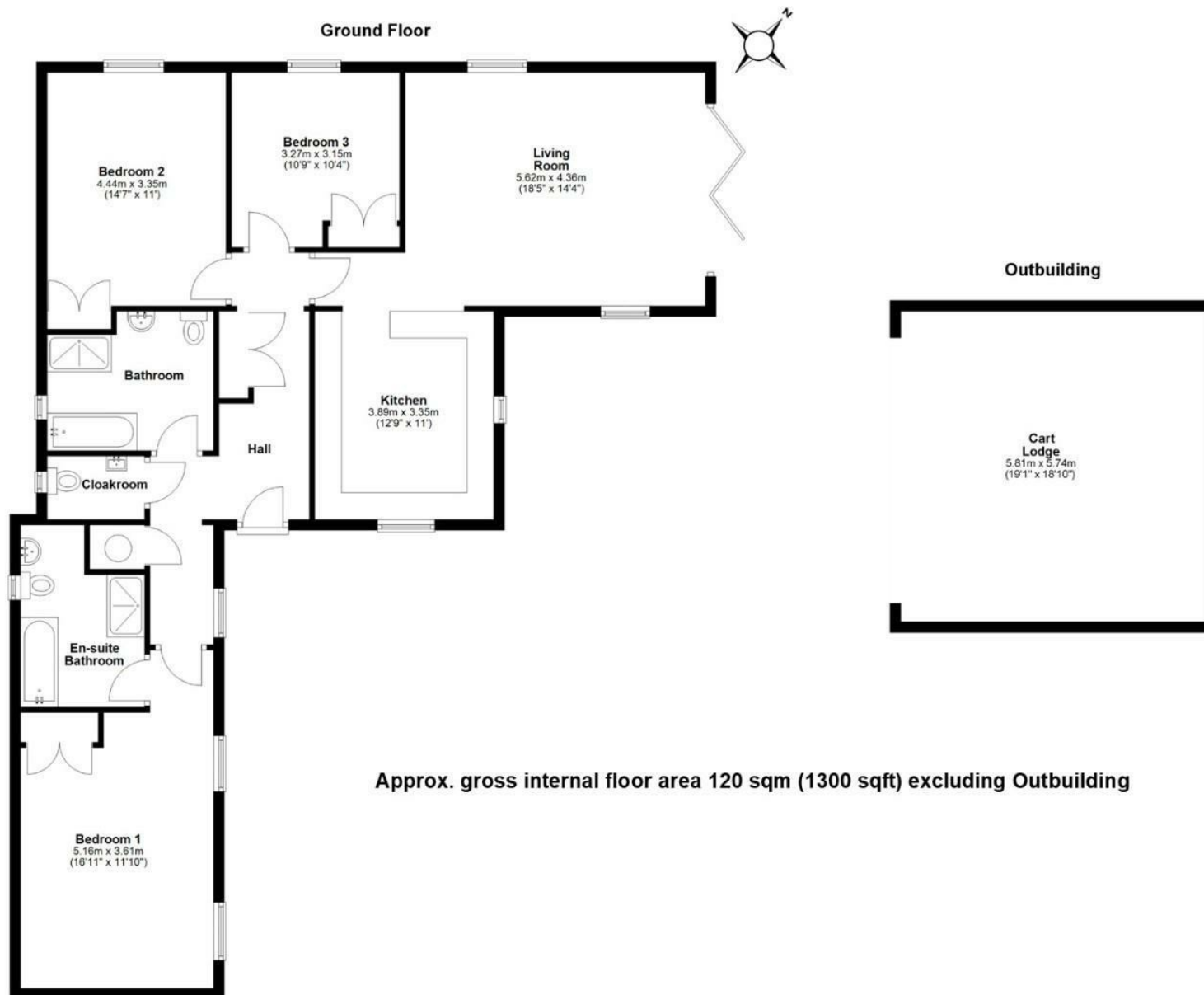
Viewings (Paragraph)

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

Agents Note:

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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

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.

