9 Home End, Fulbourn, Cambridge, CB21 5BS

Guide Price £450,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A DETACHED, PERIOD COTTAGE OF UNQUESTIONABLE CHARACTER AND CHARM, SYMPATHETICALLY REFURBISHED WITH OFF-ROAD PARKING, ENCLOSED GARDEN AND AN EXTERNAL HOME OFFICE / STUDIO.

- 2 bedroom detached period cottage
- 0.03 acres
- Re-roofed, enclosed garden, off-road parking
- New gas fired central heating boiler and radiators fitted 2025
- Council Tax Band - E
- 675 sqft / 63 sqm
- Refitted kitchen and bathroom
- Detached, external home office
- EPC - D/59

The property occupies a pleasant, non-estate position just a short walk from the village amenities and local primary school. The property has been transformed with a programme of full refurbishment, most notably replacing the roof plus full external decoration, new kitchen and bathroom, yet with great care taken to preserve the cottage's original features including exposed timber beams and fireplace.

The accommodation comprises, an entrance hall area, which opens to a dining room/music room with stairs to the first floor accommodation, storage cupboard under and exposed timber beams and oak flooring. This room opens in turn to the sitting room, a cosy family space with feature fireplace with an inset woodburning stove, bespoke fitted storage cupboards, book shelving and oak flooring. The kitchen/breakfast room has been refitted with attractive, modern cabinetry with Silestone working surfaces and an inset single sink unit. There is a range of Bosch and Smeg appliances including an induction hob with an integrated extractor, double oven, dishwasher, space for a fridge freezer and all complemented by Travertine flooring and a contemporary, vertical-style radiator.

Upstairs off the landing with linen cupboard, are two double bedrooms and a refitted luxury family bathroom.

Outside, a driveway provides parking for one vehicle. Gated access leads to the rear garden, which is laid mainly to lawn with a generous paved patio. There is an additional decked patio area at the end of the garden alongside a recently constructed garden office/studio with power, light and internet all connected. All is enclosed by new fencing and enjoys good levels of privacy. The property is in close proximity to the Nature Reserve and SSSI - good dog walks and green space, recreation ground, tennis club and sports hall.

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

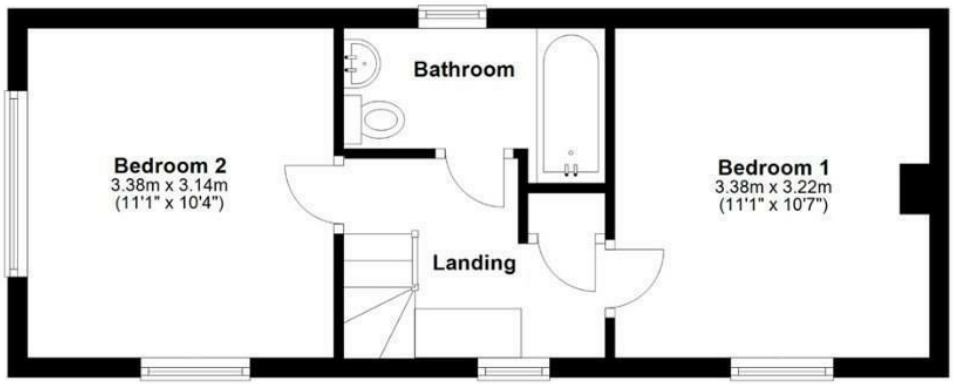
Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council Tax Band - E

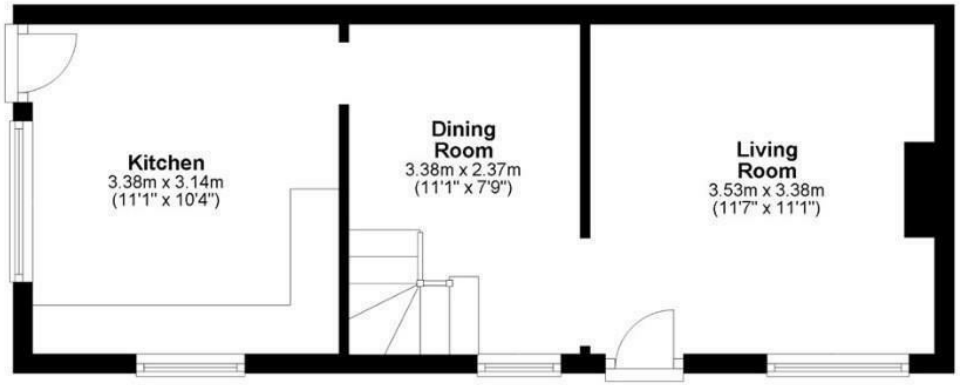
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

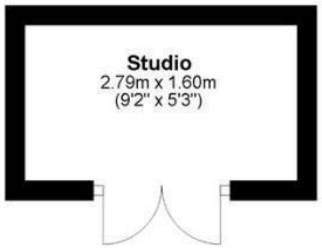
First Floor



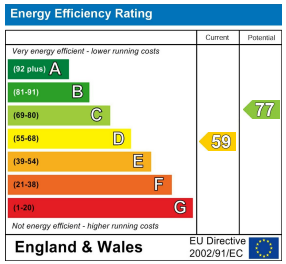
Ground Floor



Outbuilding



Approx. gross internal floor area 63 sqm (675 sqft) excluding Studio



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.