



1 Highfield Gate, Fulbourn, Cambridge, CB21 5HA
Guide Price £895,000 Freehold



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A MOST ATTRACTIVE, DETACHED PERIOD RESIDENCE OFFERING FLEXIBLE ACCOMMODATION, BEAUTIFULLY PRESENTED THROUGHOUT AND ENJOYING A PRIVATE ROAD POSITION WITHIN THIS HIGHLY SOUGHT-AFTER AND THRIVING VILLAGE.

- Period (1880s), detached house
- 4 reception rooms and large loft room
- 2200 sqft / 204 sqm
- Chain free
- Gas-fired heating to radiators and two feature fireplaces with wood burning stoves
- 4 bed, 2.5 bath
- Ground floor bedroom and bathroom
- Two separate driveways for off-street parking
- EPC - D / 63
- Well-equipped kitchen/breakfast room plus utility and pantry

The property occupies a tranquil, private road position, tucked away just off Cow Lane in the heart of this thriving and well-served village. The property, formally two cottages, dates back to the 1880s, laterally converted to a single dwelling, yet retaining many original features associated with the era, with spacious accommodation extending to approximately 2200 sqft (including loft room measurement). The current owners over the years have fully refurbished the house making a fabulous family home with extremely flexible and beautiful accommodation.

The accommodation comprises a large, welcoming reception hall with stairs to the first floor accommodation, solid oak flooring and a cloakroom w.c. just off. There are four reception rooms, including a sitting room and family room, both with feature fireplaces and woodburning stoves, dining room and a wonderful vaulted garden room. The kitchen/breakfast room is fitted with attractive cabinetry, solid oak working surfaces with an inset ceramic, one and a half sink unit with a mixer tap and drainer, central island/breakfast bar with matching oak top, a Rangemaster six-ring, gas range stove, with an extractor over plus space for a washing machine and a dishwasher. Just off is a handy utility room and pantry accommodating the usual white goods plus a wall-mounted, gas-fired central heating boiler. There is a large double bedroom with a door to the garden with an ensuite shower room on the ground floor, ideal for visiting relatives and friends.

Upstairs off the landing, is a staircase leads to the second floor, a fitted storage cupboard and three good-sized bedrooms and a luxury four-piece bathroom. The loft room on the second floor has limited head height, but has in the past made a fantastic child's playground.

Outside, there are two gravelled driveways providing ample parking and gated access leads to the rear garden. The gravelled front drive has a log store with additional storage and covered parking for several bicycles/cargo bikes/bike trailers. There is a second log store with additional storage in the rear garden, as well as the garden shed/workshop with lean to. The rear garden is laid mainly to lawn with flower and shrub borders and beds, a block-paved patio, a selection of specimen trees and mature hedging, a vegetable garden, a timber shed with a lean-to bike store, a wood store and all is enclosed by a combination of walling and fencing, enjoying excellent levels of privacy and seclusion.

Early viewing of this beautiful home is strongly advised.

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. There are 3 primary schools (Fulbourn Primary School, Waldorf Cambridge and Landmark International School) and a new, purpose-built youth centre in Fulbourn. Fulbourn is well-served by local bus services to and from Cambridge and surrounding areas. It is also part of the Greater Cambridge Greenways project, with a new safe cycling route from the village to Cambridge Station. This now runs directly past the property with recently upgraded road surfaces. Cambridge South station will open on the Biomedical Campus in June and Cambridge North is a 15 min drive. (Cambridge East will also be accessible in circa 2028.) There is a beautiful, 31 hectare, nature reserve, Fulbourn Fen, in the village which is managed by the Wildlife Trust. The village is well connected by excellent cross country walking routes and footpaths to neighbouring villages, Wandlebury Country Park and The Roman Road. 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 - F

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 204 sqm (2200 sqft) including Loft Room

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	

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.



