



Manor Cottage, 4 Church Lane, Fulbourn, Cambridge, CB21 5EP
Guide Price £800,000 Freehold



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A STUNNING, DETACHED PERIOD COTTAGE, BEAUTIFULLY PRESENTED THROUGHOUT, RETAINING MANY ORIGINAL FEATURES, SET WITHIN A WONDERFUL COTTAGE GARDEN WITH DOUBLE GARAGE, EXTERNAL STUDIO AND LOCATED ADJACENT TO FULBOURN FEN NATURE RESERVE AND WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom, 2 bathroom detached Grade II listed cottage
- 1347 sqft/125 sqm
- Bespoke kitchen/breakfast room
- Ample parking and double garage
- External studio/home office built in 2015
- Re-thatched in 2021
- Many original features including timber beams and inglenook fireplace
- Gas fired central heating to radiators
- 0.15 acre plot
- Council tax band-F

Manor Cottage is a beautiful detached Grade II listed residence of unquestionable character and charm, set within a stunning cottage garden, extending to 0.15 acres with double garage and external studio. The property is located on the edge of Fulbourn Manor estate and just a short walk from the thriving village centre and primary school. The current owner has transformed the property over the last twenty years, more recently re-thatching the home in 2021 and lovingly and sympathetically refurbishing over the years. Great care has been taken to preserve much of the original integrity of the building including exposed timber beams and an inglenook fireplace, yet this has been blended seamlessly with all the modern conveniences associated with contemporary family life.

The accommodation comprises an entrance hall with stairs to first floor accommodation opening to a dual aspect sitting room with exposed timber beams and feature inglenook fireplace with inset contemporary free-standing wood burning stove. There is a generous dining room, again, with exposed timbers and a snug just off plus a ground floor bedroom. The kitchen is fitted with bespoke base level cabinetry, quartz work surfaces with inset double sink unit with bevel drainer, with fitted shelving above. There is a four ring gas hob, double oven, extractor, an integrated dishwasher, quarry tile flooring, exposed timber beams and a stable door to the rear lobby/boot room with space for a washing machine, tumble drier, fridge/freezer and a wall mounted gas fired central heating boiler. Just off is a refitted shower room with underfloor heating and generous walk-in shower and a stable door out to the garden.

Upstairs are three further bedrooms, please note bedrooms one and three are interconnected, all with exposed timbers and excellent ceiling height. There is a family bathroom comprising a low level WC, pedestal wash hand basin, panel bath with mains fed shower over and heated towel rail.

Outside, the property is set back and screened from the road by neat hedging and mature trees with a five-bar gate providing access to a generous gravelled parking area. There is a double garage with two sets of double doors, power and light connected and an adjoining studio which was constructed in 2015 with vaulted ceiling, two sets of French doors, Amtico flooring and this is an ideal place in which to work from home or pursue a hobby. The garden is laid to manicured and shaped lawns with well stocked flower and shrub borders and beds and neat paved pathways. These lead to two large terraced areas, ideal for alfresco dining and summer evening entertaining and all is enclosed by attractive walling and fencing, enjoying excellent levels of privacy and seclusion.

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. ARM, 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-F

Fixtures and Fittings

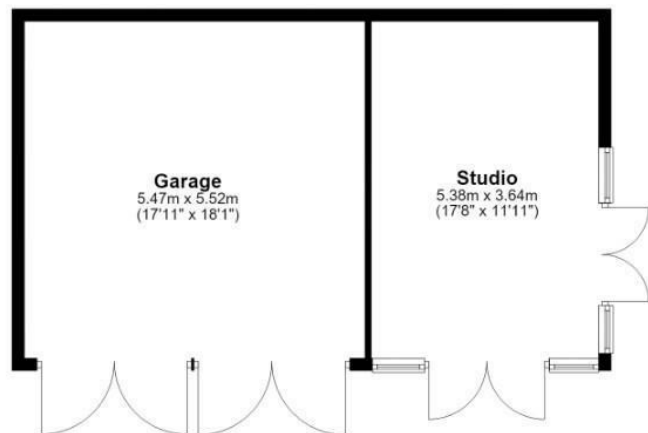
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Main area: Approx. 125.2 sq. metres (1347.1 sq. feet)
Plus garages, approx. 30.2 sq. metres (325.1 sq. feet)
Plus studio, approx. 19.6 sq. metres (210.8 sq. feet)

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	67	71
	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.



