



Meadow View Long Lane, Fowlmere, Royston, SG8 7TG

Guide Price £1,250,000 Freehold



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**A SUBSTANTIAL DETACHED, CONTEMPORARY FAMILY RESIDENCE, CONSTRUCTED IN 2020, LUXURIOUSLY APPOINTED THROUGHOUT, EXTENDING TO APPROXIMATELY 2790 SQFT, ENJOYING A PRIVATE DRIVEWAY POSITION, OVERLOOKING PADDOCKS IN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 5 bedroom detached house
- 2790 sqft/259 sqm
- Constructed in 2020
- Double garage
- Council tax band-G
- 3.5 bathrooms, 3 reception rooms
- 0.19 acre plot
- Airsource heating system with underfloor heating to the ground floor
- EPC-B/84

The property was constructed in 2020 by a highly reputable local developer whose design, craftsmanship and build quality is rarely rivalled. Built in a traditional style with a contemporary modern feel, whilst finished to exacting standards throughout and boasting an Airsource heating system plus an excellent EPC rating making the property, not only, environmentally friendly but economic to run. Furthermore there is an NHBC warranty with five years still remaining giving a purchaser peace of mind. The property is approached via a private driveway, tucked away off the main thoroughfare shared with only one other dwelling and backs onto paddocks and the RSPB reserve beyond.

The accommodation comprises a large welcoming reception hall with bespoke oak staircase to first floor accommodation, storage cupboard under, Karndean flooring and a cloakroom/WC just off. There are two reception rooms and a study and these include a dual aspect sitting room with a log burning fireplace by Ivett and Reed, a dining room/lounge, all with Karndean flooring. The kitchen/breakfast/family room is very much the heart of this beautiful house and enjoys a triple aspect, with bi-fold doors to rear and side, bathing this room in natural light. The contemporary cabinetry is in a shaker style, complimented by quartz work surfaces with inset one and a half sink unit with bevell drainer and Frankie mixer tap plus a central island with quartz top and deep pan drawers, there is also a pull-out larder. There is a range of high quality integral Neff appliances including induction hob with integral extractor, twin ovens, warming drawer, full fridge, under-counter freezer, dishwasher. Just off the kitchen is a handy utility room with matching cabinetry and work surfaces plus space for the usual white goods.

Upstairs, off the elegantly proportioned landing are five bedrooms including the master bedroom with a dressing room and French doors to a Juliet balcony. Both the master bedroom and the guest bedroom have en suite shower room facilities and the other three bedrooms are serviced by a four-piece family bathroom.

Outside, there is a neat lawned front garden with flower and shrub borders, a block paved driveway provides parking for two to three vehicles leading to a large double garage with two electric up and over doors, power and light connected. Gated side access on both sides gives access to a sandstone pathway to the rear garden which is mainly laid to lawn with a generous Indian sandstone terrace, making a perfect space for alfresco dining and summer evening entertaining. All is enclosed by fencing, enjoying superb levels of privacy with paddocks and the bird reserve beyond.

**Location**

Fowlmere is situated about 9 miles south of Cambridge, 6 miles from Royston and is an attractive village which retains numerous period homes of considerable character. There are a variety of local facilities including a primary school, Montessori nursery, thriving public house, modern village hall with numerous clubs and sports facilities, and the recent addition of a coffee/farm shop.

The A505 is close by, offering fast access to Newmarket (via the A11) and Junction 10 of the M11 is only some 10 minutes' drive; Stansted Airport can be reached within 30 minutes. The A10 is also close by, and the A1 (M25) is within easy reach. Royston mainline train station is a short drive away and provides a fast service to London King's Cross and on to St Pancras International for Eurostar connections.

**Tenure**

Freehold

**Services**

Mains services connected include: electricity, water and mains drainage. Airsource heating system and underfloor heating

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-G

**Fixtures and Fittings**

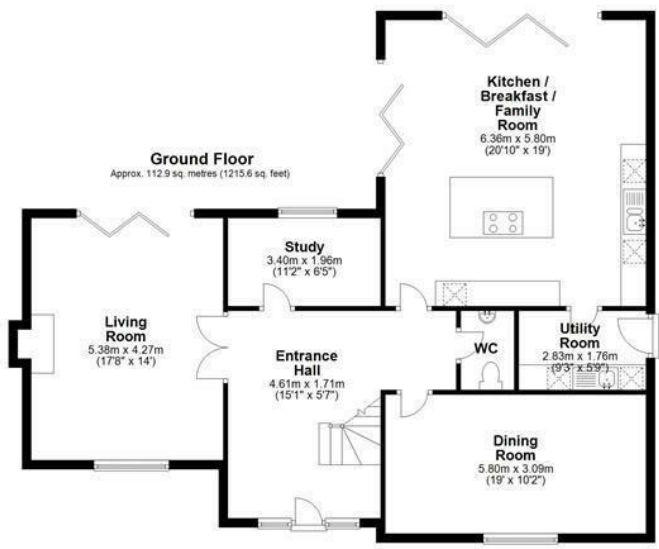
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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







Total area: approx. 259.2 sq. metres (2790.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 91        |
| (81-91) <b>B</b>                            | 84                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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.







