



Cow Lane, Fulbourn, CB21 5HB

CHEFFINS

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Fulbourn,
CB21 5HB

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Guide Price £1,100,000

- 2,115 sqft (196sqm) living space
- Open-plan ground floor
- 4 bedrooms, 2 ensuites and 1 bathroom
- Bespoke kitchen with Miele appliances
- Energy-efficient and future-proof full renovation
- High specification throughout
- Detached double garage (annexe potential) and Off-road parking
- BBQ party room with kitchen and shower room
- Landscaped gardens
- Easy access to rail services, Addenbrookes, Arm, Biomedical Campus, and Science Park

Cherry Cottage is an imposing detached house recently fully renovated to a high specification with energy-efficient, future-proof improvements.

The open-plan ground floor design with vaulted ceilings provides a stunning, spacious, and flexible living space, with a bespoke kitchen and low-threshold bifold doors opening out onto the south-facing patio and garden.

The property sits in mature landscaped gardens on a 0.16 acre plot within this sought-after residential street in this highly desirable village.





LOCATION

The property is located in a picturesque lane considered to be one of the most desirable settings within the village. Fulbourn is a highly sought-after and desirable village, steeped in history and well known for its enchanting and attractive village centre. The village enjoys a vast range of local amenities that are just a short walk away, including a coffee shop, village shop and post office (Co-op), public houses/inns, a butcher, and farm shop, as well as a recreation ground, community centre, and sporting facilities. Another huge attraction is the fantastic schooling options. There are multiple pre-school and primary school options, and the village is in the catchment area for the highly regarded Ofsted "outstanding" Bottisham Village College. Hills and Long Road sixth form centres and a vast range of private schools are available in Cambridge. Mainline railway stations at Cambridge and Cambridge North are easily accessed via car and bicycle and provide fast services to Kings Cross and Liverpool Street. Major road routes A14, M11, and the A1 are also easily accessible.

BESPOKE OAK FRAMED STORM PORCH

with paved flooring, power, and internet point, providing access and cover to:

PANELLED GLAZED ENTRANCE DOOR

extra-wide, security, energy and acoustic efficient aluminium door from Internorm with brushed metal vertical handle, leading into:

ENTRANCE HALLWAY

with engineered oak flooring, individually controlled underfloor heating, bespoke solid oak stairs rising to first-floor floor accommodation with oak handrails and glass balustrades, open storage area with automatic lighting, fitted rail and shelf, Pyronix alarm panel, timber panelled door providing access to:

CLOAKROOM

comprising of a Geberit two-piece suite with wall-hung w.c. with concealed cistern and stainless steel dual flush plate, wash hand basin with Grohe single-lever mixer tap and soft-closing drawer under, half-tiled walls throughout, inset LED downlighters, MVHR air extraction vent, Internorm triple-glazed window fitted with privacy glass out onto side aspect

BEDROOM 4

accessed via a panelled timber door, engineered oak flooring, inset LED downlighters, MVHR fresh air inlet vent, wall-mounted individual underfloor heating control, CAT6 internet points,

ready for media connection, Internorm triple-glazed window to front aspect, full-height Internorm triple-glazed double window/door leading out onto courtyard garden, and panelled timber door leading to:

SHOWER ROOM ENSUITE

A luxurious suite with individually controlled underfloor heating and heated towel radiator, comprising a shower cubicle with wall-mounted shower head, recessed tiled storage niche with inset LED downlighter, accessed via a Matki glazed sliding shower door, Geberit wall-hung w.c. with concealed cistern and stainless steel dual flush plate, wash hand basin with Grohe single-lever mixer tap and soft-closing drawers under, wall-mounted mirror with oak feature lighting over, inset LED downlighters, MVHR extraction vent, power and CAT6 internet point, tiled floor, half/full tiled walls throughout, Internorm triple-glazed window fitted with privacy glass out onto side aspect.

UTILITY ROOM

accessed via a panelled timber door with exposed original 1910 decorative lintel above and comprising a collection of wall and floor storage cupboards, including concealed soft-closing drawers, engineered quartz work surface with Franke inset stainless steel sink and single-lever mixer tap, drainer to side, and fitted soap dispensers, tiled splashback, tiled flooring, space and plumbing for washing

machine, space for tumble dryer and fridge-freezer, Zehnder MVHR system, hot water cylinder, Mitsubishi EcoDan air source heat pump hot water and heating control panel, CAT6 connection, LED strip light with automatic sensor, panelled door leading out onto side courtyard garden and log storage.

OPEN PLAN KITCHEN

leading on from the entrance hallway, continuing the engineered oak flooring with individually controlled underfloor heating. A most unique and stylish kitchen, comprising a wealth of birch-ply wall cupboards in an exclusive pippy oak veneer, with birch-ply base and full-height storage cupboards in matt black. Integrated soft-closing drawers and Le-Mans pull-out corner drawers, Dekton work surface, extra-large inset Blanco stainless steel sink with Grohe single-lever multi-function mixer tap, integrated soap dispensers, and separate drinking water tap via seven-stage reverse osmosis system, flush-fitted full-surface Miele induction hob with integrated Miele extractor hood above, two integrated Miele steam-conventional ovens. LED downlighters under wall cupboards, glazed splashback throughout with integrated colour-changing LED uplighter. Integrated Miele dishwasher and full-height Miele fridge-freezer, full-height larder cupboard. A focal point of the kitchen is the bespoke island with pippy oak veneer surface and





downstands with inset Dekton work area, under-counter mood lights, power, and USB ports. MVHR extraction vents, double-glazed window to front aspect with integrated electric blind. Leading to:

DINING/SITTING AREA

with vaulted ceiling and full-length LED strip light. A set of full-width Centor flush-fit bi-folding doors with integrated sliding blind and insect screen allows an abundance of light into the room, whilst providing exceptional versatility and ease of access between inside and out, further enhancing the enjoyment of this fantastic entertaining space.



LIVING ROOM

enjoying high vaulted ceilings with inset LED downlighters and engineered oak flooring with individually controlled underfloor heating. CAT6 points and wiring for surround sound system, media cabling, 150" Elite projector screen with connections for ceiling-mounted projector. A Morso wood-burning stove with concealed external air intake and glass hearth provides a wonderful focal point to the room. Further wall-mounted mood lighting. Large Internorm triple-glazed windows to side and rear aspects with solid oak window sills doubling as window seats provide views over the carefully landscaped garden, pond, and the wonderful outside dining area.



FIRST FLOOR LANDING

with engineered oak flooring, inset LED downlighters with galleried view overlooking the hallway. Panelled door leading through to:

PRINCIPAL BEDROOM SUITE

A truly wonderful principal bedroom suite with continuation of the engineered oak flooring and individually controlled radiator, bespoke half-wall dividing the room into sleeping and dressing areas, CAT6 points, Internorm triple-glazed windows to front and rear aspects, MVHR fresh air vent, loft access with power and CAT6 point for ceiling mount projector or television, opening through to:

STUNNING ENSUITE BATHROOM

with individually controlled underfloor heating and electric towel radiator, and comprising a four-piece suite with dual-end bath with additional Grohe shower head attachment and tiled surround, large walk-in shower with Matki glass screen, wall-mounted Grohe shower head and single lever mixer control. Geberit wall-hung wash hand basin with soft-closing drawers under and built-in double mirror cupboard and feature light over, and wall-hung w.c. with concealed cistern and stainless steel dual flush plate. Tiled floor, half/full tiled walls throughout, power and CAT6 point, MVHR extraction vent, vaulted ceiling with triple-glazed Roof Maker skylight with rain sensor, Internorm triple-glazed window with privacy glass to front aspect.

BEDROOM 2

with semi-vaulted ceiling, inset LED downlighters, engineered oak flooring, individually controlled radiator, MVHR fresh air vent, CAT6 points, Internorm triple-glazed windows to front and side aspects.

BEDROOM 3

with semi-vaulted ceiling, inset LED downlighters, engineered oak flooring, individually controlled vertical full-height radiator, MVHR fresh air vent, CAT6 points, Internorm triple-glazed window to rear aspect.

EXQUISITE SHOWER ROOM

spectacularly designed with individually controlled underfloor heating and towel radiator, tiled floor, and half/full tiled walls throughout. A three-piece suite consisting of a large walk-in shower cubicle with Matki glass screen, wall-mounted shower head, recessed tiled storage niche with inset LED downlighter, and Grohe single-lever mixer tap, all underneath a full-width Roof Maker triple-glazed skylight with rain sensor. Geberit wall-hung w.c. with concealed cistern and stainless steel dual flush plate, and wall-hung wash hand basin with Grohe single-lever mixer tap, soft-closing drawers under, and mirror wall cupboard with integrated lights and shaving point, and downlights under. MVHR extraction vent, vaulted ceiling, and power and CAT6 point.



PARTY ROOM/GREENHOUSE

accessed from the main patio. Vaulted ceiling and panoramic views over the garden. Multi-fuel stove with tiled hearth, open brick barbecue with extractor fan, concrete flooring, hot and cold water taps, oak door leading to:

GARAGE/ANNEXE

kitchen area with wall and floor storage cupboards, stone-effect rolltop worksurface with inset stainless steel sink, Grohe single lever mixer tap, drainer to side, integrated Hotpoint oven, space for fridge-freezer, space and plumbing for dishwasher. Independent instant hot water supply. Access to loft storage. To the side of the garage: Plumbing for washing machine; Pantair 20" water filter with carbon chlorine reduction block, and water softener providing filtered softened water to the house; data cupboard with access to Virgin Media broadband, patch panel, CAT 6 distribution to the house with 32 network points; Annke 24hr CCTV system with 4 external cameras; inverter for solar panels. Three-phase electricity that supports fast charging of electric vehicles. Protection from mains electricity surge spikes. Alarm sensor. Accommodates two cars. Potential to convert to annex and extend upwards subject to planning permission. Access via oak door to:

SHOWER ROOM

comprising three-piece suite with shower

cubicle with glazed sliding door, wall-mounted shower head and mixer tap, low-level w.c. with dual flush, wash hand basin with single-lever mixer tap and soft closing drawers under and wall-mounted mirror cupboard over, electric underfloor heating, extractor fan.

OUTSIDE

To the front, the property is accessed via a dropped kerb onto a resin-bound double driveway with a ramp to the oak porch. Front access to the garage is provided via a newly fitted roller garage door. Steps from the pathway on Cow Lane also lead to the porch. Pathways and gates to both sides of the house lead to the rear beautiful and cleverly landscaped garden, principally laid to lawn. A paved patio area immediately outside the bifold doors and adjacent to the party room provides a wonderful space to both relax and entertain. A paved pathway leads to the pond area. Raised beds, created via timber sleepers and low-level brick walls, and planting provide a level of natural cover and seclusion in this already secluded garden. Beyond the pond area lies a timber pergola, whilst the pathway continues to the side of the house and the courtyard garden. To the rear of the lawn is the original gate that led to the historic market garden of the former owner. In addition, there are raised beds for vegetables and planting areas with established plants including apple,

hazelnut, cherry, and plum trees, grapevine, raspberries, strawberries, and various herbs. Wall lighting with automatic sensors, garden floodlight. external power point on the patio and three in the garden.

AGENTS NOTE


The property was completely renovated throughout in 2020-2021. Much care was given to ensuring the house is as energy efficient as possible, including:

- High-specification triple-glazed aluminium-timber framed windows
- Draft exclusion taping to windows, doors, and floor/ceiling joins
- 100mm high-specification Kingspan K5 full external wall insulation above DPC (in addition to existing/new cavity wall insulation)
- XPS external wall insulation below DPC
- New floor slab incorporating 100mm insulation
- Above-specification loft insulation
- Zehnder mechanical ventilation and heat recovery system (MVHR)
- Mitsubishi EcoDan air source heat pump serving underfloor heating and hot water

All electrics and plumbing are new. The property further benefits from a Feed-in-Tarif from eight solar panels and payments from the Renewable Heat Incentive (5 years remaining).





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,100,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire District Council





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