



Highbank House, Fowlmere



Long Lane

Fowlmere,
SG8 7TG

- Stunning And Substantial Modern Detached Residence
- Generous, Mature And Private Plot
- A Plethora Of Special And Unique Features
- Just 6 Miles To Royston Station With Links To London And Beyond
- Easy Access To Cambridge Via The A10
- New Homes Structural Warranty Valid

High Bank House is a most imposing and very special modern home extending to over 3,500 sq.ft, occupying a generous plot and a private and peaceful position in this highly sought-after and well-served South Cambridgeshire village.

5 4 4

Guide Price £1,850,000





LOCATION

Fowlmere is a most desirable and highly sought after south Cambridgeshire village which enjoys an excellent range of local amenities including nursery, primary school and access to further schooling in Cambridge, village hall, historic church, public houses and restaurants as well as being home to a RSPB reserve with country walks available on the doorstep. The university city of Cambridge is about 8 miles away. For the commuter there are mainline stations close by in Shepreth, Foxton and Whittlesford for London's King's Cross, St. Pancras and London Liverpool Street. The village is also well-placed for major routes including the M11 motorway Junction 10 at Duxford and Harston (Junction 11). The village also has easy access out of Stanstead and City airports.

Originally constructed in 2018, High Bank House is a magnificent detached residence providing exceptional accommodation of impressive proportions and offers maximum space and flexibility.

Highbank House occupies a most desirable position within this exclusive development of just five homes, and benefits from a generous mature plot with a high degree of privacy.

The principal entertaining space comes in the form of the spacious, open-plan kitchen/dining room. The kitchen, individually designed by Nicholas Anthony, is comprised of a range of soft grey handleless eye and base level units, with quartz work surface and full height quartz splashback. The kitchen is fully fitted with integrated Siemens appliances including double eye-level oven and warming drawer, full height fridge and freezer, eye level coffee machine and 5 ring induction hob with extractor hood. There is also a substantial central island unit with wraparound quartz work surface, recessed butler style sink with Quooker instant boiling water tap and plenty of useful storage, together with bin storage as well as Siemens dishwasher and Caple wine cooler. The quartz work surface wraps around and further extends to create a 3 seater breakfast bar. The kitchen boasts two sets of bi-folding doors to the front aspect which allows an abundance of natural light.

Off the kitchen there is a separate utility room and plant room which leads to side access to the rear garden. The utility room has a range of eye and base level storage units with laminate work surface over, inset stainless steel sink with mixer tap over and space for washing machine and tumble dryer. The plant room houses the immersion heater and technical controls for the underfloor heating which runs throughout the entire property as well as all other control panels and electrical resources.

The morning room which is located to the rear of the property is a very special space and boasts quite a remarkable and unique double height, oak framed feature window enjoying views over the rear garden. Wall lighting creates an ambient space and the vaulted ceiling allows the room to be flooded with natural light. Engineered oak flooring further compliments the oak framed feature window.

An interesting contrast can be felt in the formal living room which is also a very generous space yet manages to exude cosiness

owing to the current owner's additions of a new stud wall with inset TV point- perfect for relaxed evenings and slow weekends. This room also enjoys views over the rear garden which can be accessed through bi-folding doors. Engineered oak flooring adds to the soft cosy feel.

There is also a further family room/snug adjacent with a feature wood burning stove and dual aspect windows to front and rear aspect, as well as a useful library room which has been improved by extensive storage and display cabinetry with window to front aspect.

A solid oak staircase with glass balustrade leads to the first floor where 5 double bedrooms are located off the central galleried landing area where the double height oak glazed windows to the front and rear aspect can be fully appreciated.

The principal bedroom suite is located to the rear of the property with high ceilings and ambient wall lighting, together with fitted sliding wardrobes as well as a further storage cupboard. A pair of double glazed sliding doors lead to a timber decked terrace area enjoying views over the rear garden. The master en-suite is a luxuriously appointed and very generous fully tiled bathroom with tiles by Porcelanosa, Duravit bath with tiled bath panel, large rainhead shower with further handheld attachment and glass screen. Feature wall hung Duravit "his and hers" double basin unit with extensive soft-close storage under, chrome heated towel rail and wall hung Duravit WC with recessed chrome flush plate. There is a Velux window and ambient fitted wall lights.

There are three further generous double bedrooms two of which have access to the en suites and one to the family bathroom which have also been fully tiled with high quality Porcelanosa tiles and generous shower enclosures with large rainhead shower and further handheld attachments, wall hung Duravit basin unit with soft-close storage drawers under, downlights, fitted mirror and chrome heated towel rail.

All bedrooms benefit from fitted wardrobes, high quality carpets and a range of eye level and Velux windows to maximise natural light. Bedroom 5 is located adjacent to the principal bedroom and is currently being used as a very large dressing room.

The family bathroom is fully tiled with high quality tiles and features a large bath with tiled bath panel, glass screen and

wall-mounted handheld shower attachment as well as separate shower control and mixer tap, feature recessed toiletry shelf, basin vanity unit with soft-close storage beneath, wall hung WC with recessed chrome flush plate, wall-mounted chrome heated towel rail and feature ambient wall lighting.

To the front of the property an attractive brick wall encompasses the pebblestone driveway which in turn leads to a block paved pathway and turfed area to the front of the property. There is a double garage with electric timber up and over rolling doors with light and power. Gated side access via a paved pathway leads to the very generous rear garden which is principally laid to lawn with an extended paved patio area. The garden is bordered by tall mature trees which provides the highest degree of privacy. The air source heat pump is located to the side of the property.

AGENTS NOTES

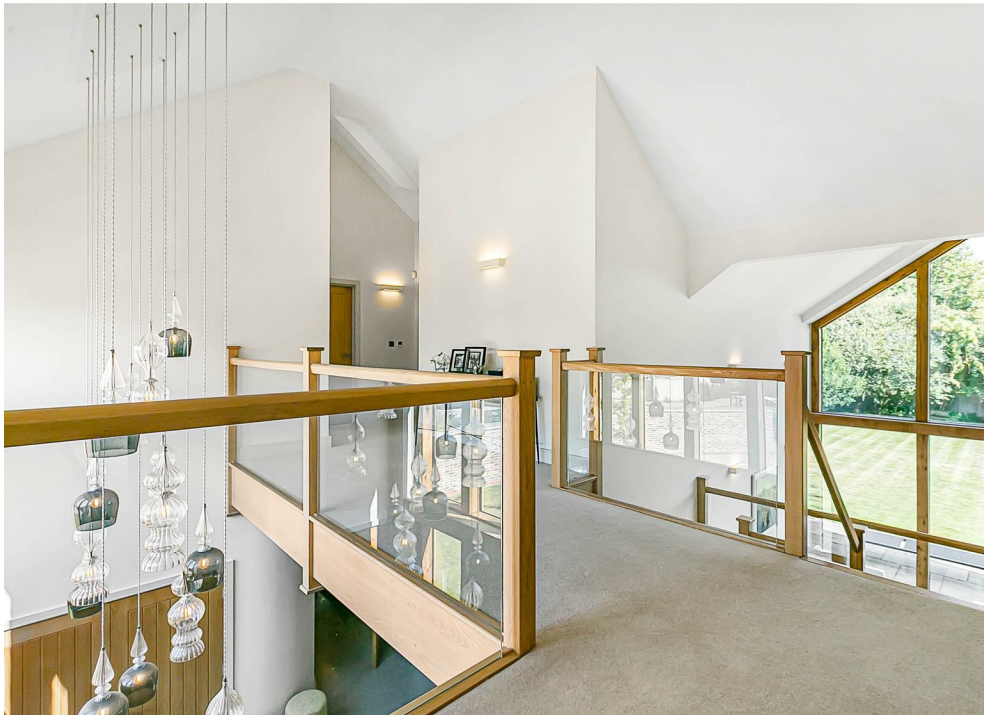
Tenure - Freehold
Council Tax Band - G
Property Type - Detached House
Property Construction - Brick with Tiled Roof
Number & Types of Room - Please refer to floor plan
Square Footage - 3545
Parking - Garage and Driveway

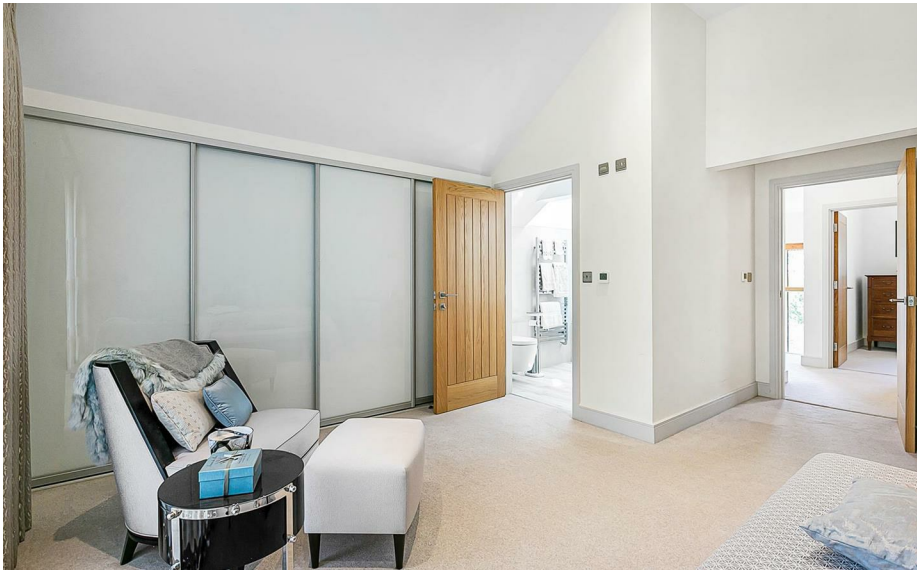
UTILITIES/SERVICES


Electric Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains Supply
Heating - Air source heat pump, radiators, electric
Broadband - Fibre to the Property
Mobile Signal/Coverage - Good









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	89
(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 	



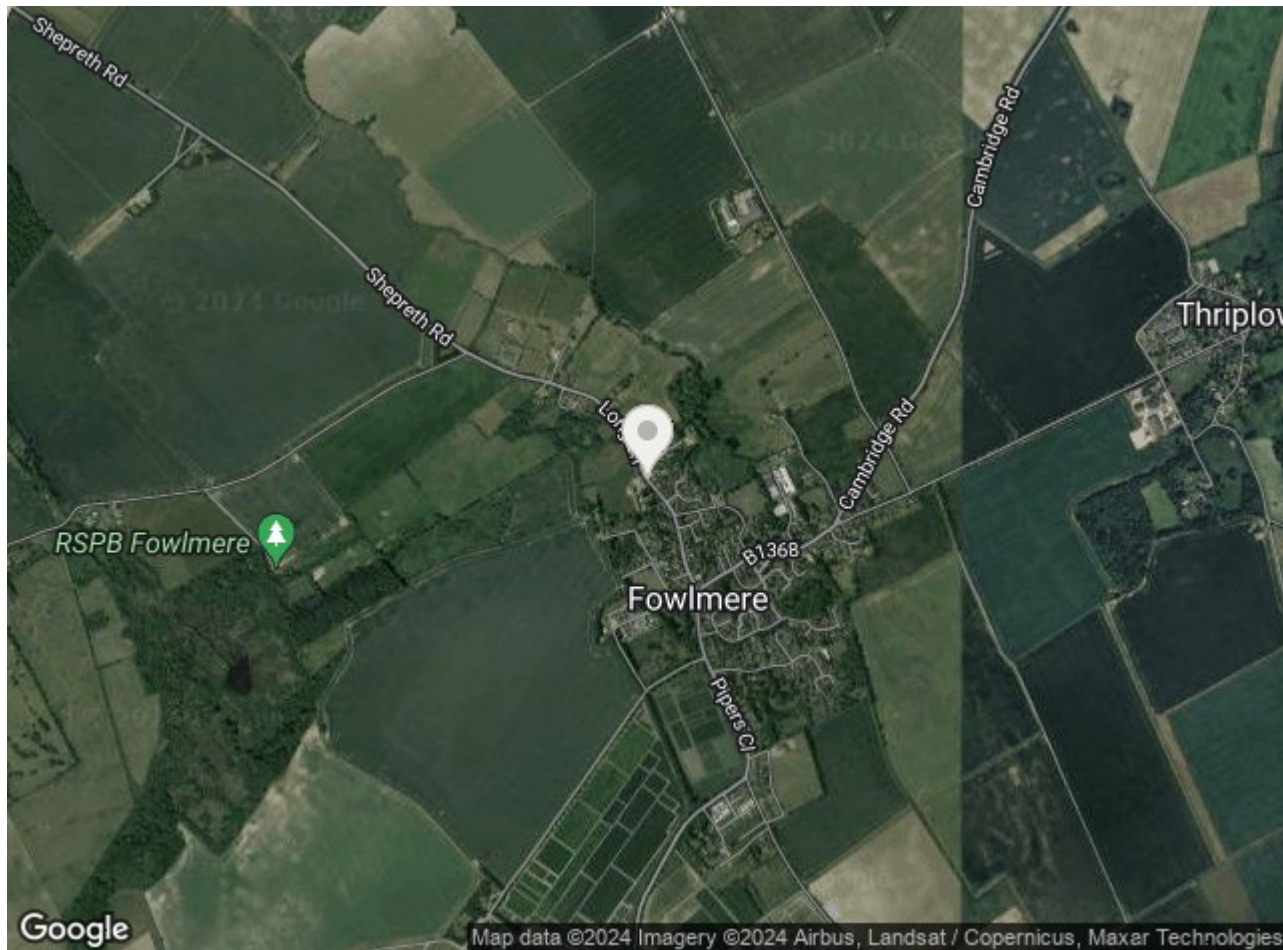
Guide Price £1,850,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - SCDC



Approximate Gross Internal Area 3545 sq ft – 329 sq m
 Ground Floor Area 1962 sq ft – 182 sq m
 First Floor Area 1583 sq ft – 147 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.