



Pipers Close, Fowlmere, SG8 7RX

CHEFFINS

Pipers Close

Fowlmere,
SG8 7RX

- Detached Period Residence
- Well-Proportioned Accommodation Over 1500sqft
- High Specification Finish Throughout
- 2/3 Bedrooms
- Versatile Reception Rooms
- Driveway Parking For 2 Vehicles & With EV Point
- Detached Studio With Hard-Wired Internet

A charming detached cottage, which has been the subject of significant sympathetic improvement and updating through out to now offer immaculately presented and versatile accommodation across two floors, enjoying a private and low maintenance rear garden as well as a studio, occupying a most prominent position in this well-served and highly regarded village, with an ease of access to a wealth of local amenities, Foxton station, Royston & Cambridge.



Guide Price £600,000





LOCATION

Fowlmere, located a mere 8 miles south of Cambridge, boasts a flourishing community and essential amenities, including a village hall, two churches, public house, the RSPB Nature Reserve, and a primary school. Shepreth Wildlife Park lies within a short 2.5-mile radius. For commuters, the A10 provides seamless access to the M11 (junction 11), facilitating travel to the M25 in the south and the A14/A1 in the north. Shepreth's local railway station offers frequent services to London's King's Cross in under an hour, or Whittlesford Station, situated around 7 miles away, provides connections to London's Liverpool Street in just over an hour. Easily accessible via the A10, Cambridge stands as a beacon of 'high tech' and 'bio tech' innovation, with its esteemed University Research and Development Laboratories, the renowned Cambridge Science Park, and the prestigious Addenbrookes Hospital/Biomedical Campus.

PANELLED ENTRANCE DOOR

leading into:

ENTRANCE HALLWAY

with engineered wood flooring, inset LED downlighters, double glazed windows to front aspect with shutters in front and a panelled glazed door leading into:

INNER HALLWAY

with continuation of engineered wood flooring, stairs rising to first floor accommodation with open area underneath ideal for storage as well as further fitted storage cupboard, inset LED downlighters, wall mounted lighting, traditional style radiator, panelled doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, wood effect flooring, inset LED downlighter.

KITCHEN

comprising a wealth of both wall and base mounted storage cupboards and drawers in a traditional Shaker style with inset butler sink with hot and cold mixer tap, drainer to side, integrated and concealed Bosch dishwasher, integrated Neff microwave, space for fridge/freezer, space for cooker and extractor hood above, further storage units include corner carousel cupboard, all the units enjoy benefit of soft closing, engineered wood flooring, inset LED downlighters, former fireplace left void ideal for use as storage, double glazed windows to front and side aspect with shutters, opening through into:

BREAKFAST ROOM

with continuation of engineered wood flooring, radiators, inset LED downlighters, set of double glazed panelled French doors leading out onto garden and original panelled door leading through into:

UTILITY ROOM

with continuation of engineered wood flooring, collection of wall and base mounted storage cupboards with engineered wood work surface, wash hand basin with hot and cold mixer tap, cupboard housing space and plumbing for washing machine and dryer, wall mounted oil fired boiler providing hot water and heating for the property and also a set of panelled double doors providing access to an extremely large pantry store, radiator, panelled glazed barn style door leading out onto garden.

DINING ROOM

with continuation of the engineered wood flooring from the inner hallway, feature fireplace with original stone hearth, wooden mantel with bookcases fitted in the recess of the chimney breast, traditional style radiators, double glazed window to front aspect with shutters and panelled glazed French doors out onto patio as well as creating a large entry point of light into the room, following round from the dining room is set of panelled doors leading through into a deep and highly versatile storage cupboard with fitted timber shelving and inset LED downlighters.

GYM

electric radiator, inset downlighters, extractor fan, double glazed window to front aspect with shutters.

SITTING ROOM

with continuation of the engineered wood flooring, woodburning stove with stone hearth creating a wonderful focal point to the room, traditional style radiators, wall mounted lighting, collection of double glazed windows providing panoramic views over the garden.

ON THE FIRST FLOOR

LANDING

with semi-vaulted ceiling, exposed original timber beam, radiator, wall mounted lighting, cupboard above stairs, panelled doors providing access into respective rooms.

PRINCIPAL BEDROOM SUITE

first entered via a DRESSING AREA with full height wardrobes accessed via sliding doors fitted with railings and shelving and following this area round leads to the main area of this room with semi-vaulted ceiling, radiators, panelled door providing access into a further built-in wardrobe fitted with lighting and railings, double glazed window to front aspect with shutters as well as a set of panelled glazed French doors leading out onto balcony, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with dual shower head one wall mounted, one ceiling mounted, accessed via a glazed sliding door, recessed storage shelf, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap with tiled splashback, ornate storage cupboard below, wood effect flooring, inset LED downlighters, heated towel rail, extractor fan, semi-vaulted ceiling, double glazed window with shutters overlooking garden.

BEDROOM 2

with cast iron feature fireplace with painted exposed brick surround, exposed original timber beams, built-in wardrobe, radiators, semi-vaulted ceilings, wall mounted lighting, double glazed windows to both front and side aspect with shutters.

FAMILY BATHROOM

comprising of a four piece suite with bath with hot and cold mixer bath tap, shower cubicle with wall and ceiling mounted shower heads accessed via a glazed door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, deep storage cupboard with fitted shelving, heated towel rail, semi-vaulted ceilings, inset LED downlighters, wood effect flooring, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

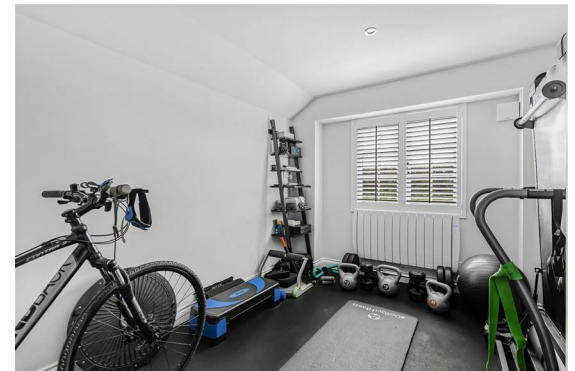
OUTSIDE

To the front the property is approached off Pipers Close via a dropped tarmac kerb leading to a block paved driveway with parking for two vehicles, EV charging point, side access with secure gate as well as a wrought iron gate leading into the front garden which is principally laid to gravel and enclosed via a hedge with block paved pathway leading to the front entrance door.

To the rear a low maintenance and highly versatile garden which is principally laid to gravel with a large paved patio area led directly off the rear part of the property ideal for outside entertaining and relaxing, oil tank covered by trellising, two enclosed beds one with mature shrub and tree, continuation of the paved pathway not only provides access to the STUDIO with a raised bed adjacent but also a further paved pathway provides access to the very rear part of the garden where there is an area further laid to gravel as well as additional paved area and provides a highly useful and secluded storage area for bins, sheds and bike store and is enclosed by timber fence at the rear.

STUDIO

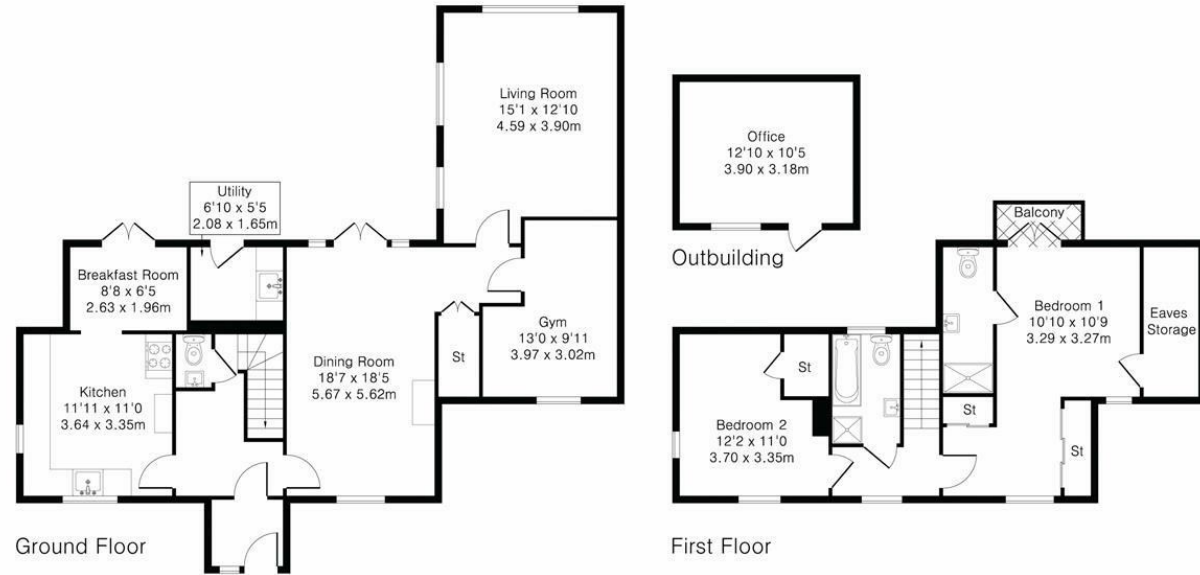
accessed via a panelled glazed door with high vaulted ceiling, wood effect flooring, electric radiator, fitted with power and lighting, hard wired internet connection and double glazed windows to front aspect.







Approximate Gross Internal Area 1539 sq ft – 143 sq m
 Ground Floor Area 933 sq ft – 87 sq m
 First Floor Area 473 sq ft – 44 sq m
 Outbuilding Area 133 sq ft – 12 sq m



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		66	75
EU Directive 2002/91/EC			



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.



Guide Price £600,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council

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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.