



Fowlmere Road, Shepreth, SG8 6QP

CHEFFINS

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Shepreth,
SG8 6QP

Unique and exciting opportunity to acquire a most attractive and highly individual semi-detached country home in an idyllic and tranquil position, part of the Wimbish Manor Estate, situated towards the edge of this sought after village. Originally constructed in the 1930's of brick construction under a slate roof this rather special and charismatic property comprises a two storey house with an extensive single storey wing and beautiful mature gardens to both front and rear plus long carriage driveway and double garage.

3 2 1

Guide Price £795,000





LOCATION

The Wimbish Manor Estate is a collection of individual character homes delightfully located towards the edge of the highly sought after South Cambridgeshire village of Shepreth which has its own fine church, inn and own main line station providing a commuter service to Cambridge and London. The village is conveniently located about 7 miles south west of the university City of Cambridge and is well placed for access to major routes.

COVERED PORCH AND ENTRANCE DOOR

to:

ENTRANCE HALL

with matwell, double radiator, staircase off to first floor and a large deep built-in cloaks/storage cupboard, sealed unit double glazed windows to front aspect.

PRINCIPAL RECEPTION ROOM

A very spacious and flexible living space with central decorative Adam style fireplace with a marble hearth, two sealed unit double glazed windows to front aspect overlooking the gardens, two double radiators and sealed unit double glazed windows to rear aspect overlooking the rear gardens. Decorative corning and recess with fitted bookshelves.

KITCHEN/BREAKFAST ROOM

with inset single drainer one and a half bowl sink unit with mixer taps, cupboards and drawers beneath, fitted base units comprising work surfaces with cupboards and drawers beneath, integrated oven and grill with a integrated 4 point gas hob to side with extractor cooker hood above, range of wall storage cupboards, tiled splashbacks, fitted unit with space for upright fridge/freezer, space and plumbing to side for washing machine, wall storage cupboards and bookshelf and a cupboard which also houses a wall mounted boiler for central heating, natural wood style flooring, sealed unit double glazed windows to rear aspect and a sealed unit double glazed door leading to the rear terrace and gardens.

CLOAKROOM

A spacious cloakroom with radiator, trap door to roof space, low level w.c., and pedestal wash hand basin with wall mirror above, electric shaver socket to side, sealed unit double glazed windows with frosted glass to rear aspect. Door to:

GROUND FLOOR SUITE

comprising: Bedroom with double radiator, sealed unit double glazed windows to front and rear aspects, door to:

ENSUITE BATHROOM

with bath, vanity style unit with wash hand basin, tiled shelf to side and cupboards below, low level w.c., and a walk-in tiled shower cubicle with wall mounted shower unit and folding glazed shower doors, double radiator, sealed unit double glazed windows with frosted glass to rear aspect.

ON THE FIRST FLOOR**LANDING**

with built-in airing cupboard housing hot water cylinder, sealed unit double glazed window to side aspect.

BEDROOM 2

with double radiator, sealed unit double glazed windows to front aspect overlooking the gardens and built-in wardrobes.

BEDROOM 3

with double radiator, sealed unit double glazed windows to rear aspect overlooking the delightful rear gardens.

BATHROOM

bath with wall mounted shower attachment, ceramic tiled walls around, mixer taps, pedestal wash hand basin, low level w.c., double radiator, electric shaver socket, and built-in shelved linen cupboard, sealed unit double glazed window to rear aspect with frosted glass.

OUTSIDE

To the front of the property there are sweeping lawns

of a generous size and a variety of mature trees, shrubs and hedgerow to side, well stocked border immediately to the front of the house and a long carriage driveway leads to a pebblestone courtyard style parking and turning area adjacent to which is DOUBLE GARAGE with light and power, sealed unit double glazed windows to rear aspect and an automatic up and over door.

There is a wrought iron gate and passageway to side which leads into the rear gardens. Immediately adjacent to the rear of the property there is a secluded paved terrace and to the side there is a delightful sunken garden pond with water lilies and beyond this area there is a further paved terrace with shrub covered pergola above and an extensive shinglestone patio style area with well stocked borders. Paved steps lead up to the main gardens.

The delightful and generous mature rear gardens are a very special feature indeed and enjoy a high degree of privacy and seclusion and are mainly laid to lawn with a great variety of mature shrubs, bushes and trees around. A pathway leads to a further secluded area of garden to the rear of the main gardens with many fine mature shrubs and trees around and two apple trees. There is also a garden storage shed and greenhouse.

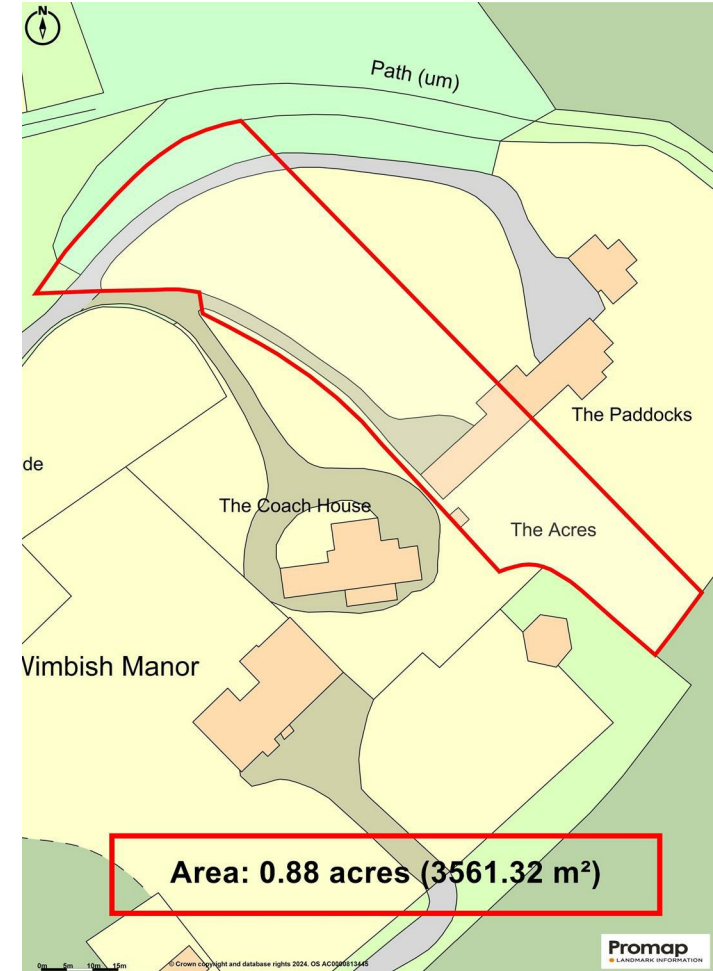
AGENTS NOTE

This property is subject to restrictive covenants.



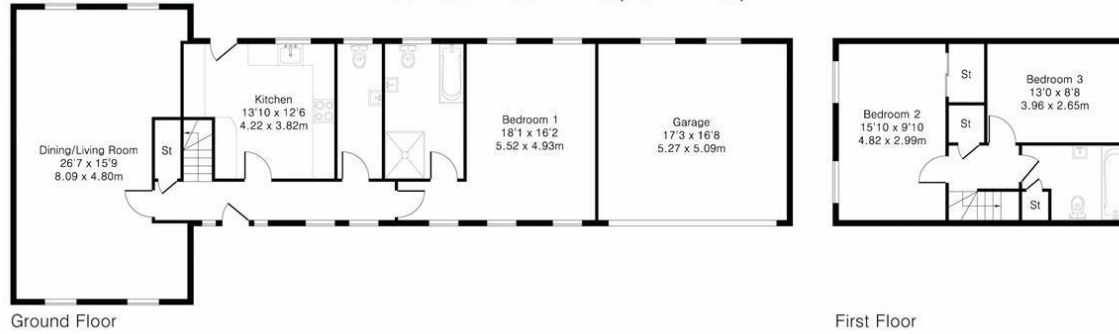
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £795,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South
 Cambridgeshire District Council





Approximate Gross Internal Area 1735 sq ft – 161 sq m
Ground Floor Area 1305 sq ft – 121 sq m
First Floor Area 430 sq ft – 40 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.