



5 Rycroft Lane, Fowlmere, Royston, SG8 7TT
Guide Price £450,000 Freehold



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AN EXTENDED, LINK-DETACHED FAMILY HOME OFFERING BRIGHT AND SPACIOUS ACCOMMODATION SET WITHIN A PLEASANT WALLED, LOW-MAINTENANCE GARDEN, WHICH BACKS ON TO A GREEN AREA AND ANCIENT MOAT WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Extended 3 bedroom detached family home
- Well-equipped kitchen / breakfast room
- 2 reception rooms
- Refitted shower room
- Off-road parking and garage
- Sought-after village location

The property occupies a tranquil cul-de-sac position within this highly sought-after South Cambridgeshire village. Over the years, the property has been extended, with a single storey addition to the rear of the house and has been extremely well looked after and maintained by the current owners. The property backs on to a pleasant green area with an ancient moat and woodland and a haven for wildlife and birds.

The accommodation comprises a spacious reception hall with cupboard housing a free-standing, oil-fired, central heating boiler. stairs rising to the first floor accommodation and a cloakroom w.c. just off. There are two reception rooms and a well-equipped kitchen / breakfast room.

Upstairs, off the landing are three double bedrooms and a refitted shower room.

Outside, there is a low-maintenance gravelled front garden with driveway providing off-road parking for one car and leads to the garage with up-and-over door, power and light connected. Gated access leads to the rear garden, which has been designed with ease-of-maintenance in mind and laid mainly to paviour with raised flower and shrub beds and enclosed by walling with gated rear access to the green area and ancient moat 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

All mains services connected apart from gas. Oil-fired central heating and hot water.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - D

Fixtures and Fittings

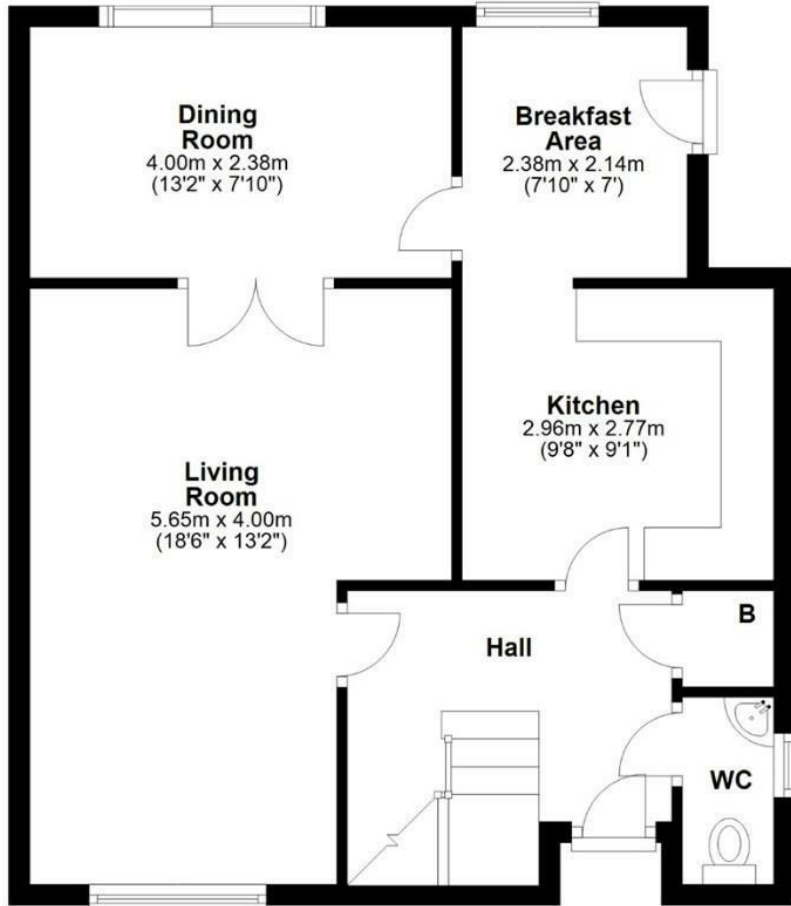
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

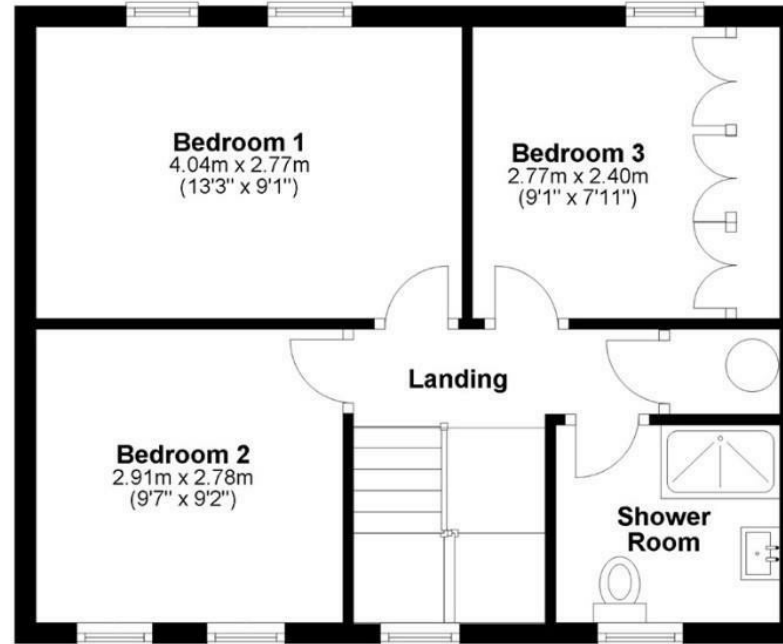
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 95 sqm (1025 sqft)

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		80	58
EU Directive 2002/91/EC			

