



1A Ludlow Lane, Fulbourn, CB21 5BL  
Asking Price £895,000 Freehold



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**A SUBSTANTIAL, INDIVIDUAL, DETACHED SINGLE STOREY RESIDENCE, APPROXIMATELY 2000SQFT OFFERING EXTREMELY FLEXIBLE AND WELL PLANNED ACCOMMODATION, SET WITHIN A MATURE, PRIVATE GARDEN ENJOYING A FABULOUS CENTRE OF VILLAGE LOCATION.**

- 5 bedroom, detached single storey residence
- 2 reception rooms plus garden room
- 2 ensuite bedrooms
- Large kitchen / breakfast room plus utility room
- Off road parking and double garage
- Private and mature gardens

The property occupies a wonderful position, tucked away along this highly sought-after village lane, set back and screened from the road and just a short walk from the primary school and amenities. Over the years property has been enlarged and offers generously proportioned accommodation of approximately 2000sqft yet with great scope for further enlargement and modernisation subject to planning consents. The property is barely visible from the road and boasts a generous parking area, double garage and mature and private gardens and grounds.

The accommodation comprises an entrance hall with cloakroom w.c. just off, there are 5 good sized bedrooms all with fitted wardrobe cupboards including ensuite facilities to the master bedroom and guest bedroom (the bathroom to the master bedroom also opens out to the hallway in a Jack-and-Jill arrangement). There are two large reception rooms including an elegantly proportioned, dual aspect sitting room with feature fireplace, fitted book shelving and lovely views over the garden. The kitchen / breakfast room is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer, four-ring ceramic hob, oven, extractor and space for a fridge freezer and a dishwasher with a utility room just off. From the kitchen, there is also a garden room with French doors to the garden and pleasant panoramic views.

Outside, a driveway provides parking for several vehicles and leads to a detached double garage with an up-and-over door. Power and light connected. There is a side kitchen garden with raised vegetable, herb and fruit beds. The rear garden is mainly laid to manicured and shaped lawns with well stocked flower and shrub borders and beds, a selection of trees and bushes, a generous paved patio and pathways, greenhouse and enclosed by a combination of walling and fencing and enjoying excellent levels of privacy and seclusion.

**Location**

Fulbourn lies 4 miles south east of Cambridge and adjoins the city boundary at Cherry Hinton. It is a village surrounded by open, undulating countryside, close to the Gog Magog Hills and within easy reach of the famous "Gogs" golf course at Shelford Bottom. Communications are excellent, the village lying within a few miles of the A14 and M11 and there is a regular bus service to Cambridge. The parish boundaries follow the Roman Road and Icknield Way to the south west and Fleam Dyke to the east which is excellent walking territory. There is an active village centre with numerous shops, an excellent village school, the whole centred around the 13th Century village church of St Vigor.

**Tenure**

Freehold

**Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax - F

**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

Approx. gross internal floor area 185 sqm (2000 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B	75	
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

