



Court Meadows House, Balsham Road, Fulbourn, Cambridge, CB21 5BZ

Guide Price £1,250,000 Freehold



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A RARE OPPORTUNITY TO ACQUIRE A STUNNING, DETACHED, BAY-FRONTED EDWARDIAN HOUSE SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS APPROACHING ONE ACRE AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Bay-fronted, detached period residence
- 2065 sqft / 191 sqm
- Built approx 1910
- Highly sought-after edge-of-village location
- EPC - D / 56
- 3 beds, 2 baths, 3 reception rooms
- Gardens and grounds approximately 1 acre
- Gas-fired central heating
- Many original features
- Council Tax Band - F

Court Meadows House is a handsome Edwardian House circa 1910 to a most attractive bay-fronted design with later additions and retains many original features of the era. The property is set back and screened from the road, nestled in mature and private gardens and grounds of approximately 1 acre and lends itself to enlargement and / or reconfiguration subject to relevant planning consents.

The accommodation comprises an entrance porch with chequer board flooring with pannelled stained glass front door to a welcoming reception hall with stairs rising to the first floor accommodation, solid wood flooring and original picture rails. There are three reception rooms, all dual aspect and all with open fireplaces. The reception room to the rear of the property is currently utilised as a double bedroom with wardrobe cupboards. The kitchen / breakfast room is fitted with solid wood work surfaces, base level storage cupboards with a ceramic one and a half sink unit with mixer tap and drainer, a gas range-style cooker, space for a fridge freezer, walk-in pantry and quarry tiled flooring. Off the rear hallway is a large studio / hobby room, which incorporates a utility area accommodating the usual white goods and boiler with a bathroom just off.

Upstairs off the landing are three good-sized bedrooms all with fireplaces, which could be used (subject to survey) and a family bathroom. The master bedroom and guest bedroom both enjoy a dual aspect with original fireplaces.

Outside, the front garden is laid mainly to lawn and screened by mature trees with gravelled driveway providing parking for several vehicles and giving access to a garage with an up-and-over door, power and light connected. Please note that the garage is in need of repair. The gardens to the rear and side are laid mainly to well-maintained lawns with well-stocked flower and shrub borders and beds, a wide and varied range of specimen and fruit bearing trees and mature bushes, a vegetable garden, wildlife pond with adjoining patio and a World War Two air raid shelter. Tucked away at the end of the garden is a large studio / home office with adjoining store. Adjacent is a brick-built garden store and log store. All enjoys excellent levels of privacy and seclusion and is a haven for wildlife and birds.

Location

Fulbourn is a popular village situated south east of Cambridge. Benefiting from a range of local shops including an independent butchers, bakery, greengrocers, sandwich shop, pharmacy and Co-op. There is also a well regarded preschool, primary school, library, health centre, and a range of public houses/restaurants. Sports facilities within the village include active football, tennis, badminton and cricket clubs.

Local secondary schools include Bottisham Village College and Netherhall School. Cambridge itself provides extensive shopping and public schooling for all age groups. ARM, Addenbrooke's Hospital, the Biomedical Campus and railway station are within easy reach.

Tenure

Freehold

Services

All mains services connected apart from mains drainage. There is a septic tank on site.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - 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.

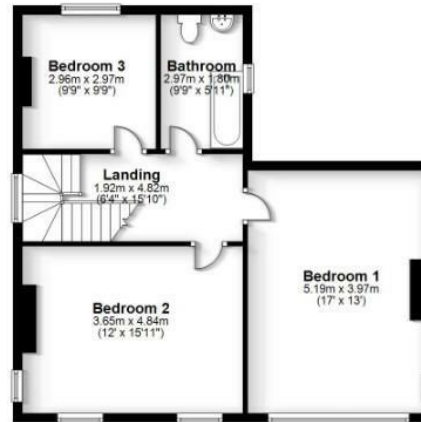




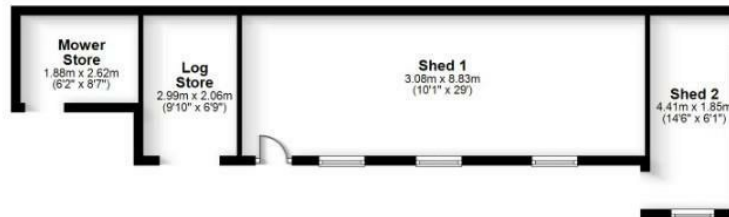
Ground Floor
Approx. 128.5 sq. metres (1382.8 sq. feet)



First Floor
Approx. 63.4 sq. metres (682.6 sq. feet)



Outbuilding (excl. from area)
Approx. 0.0 sq. metres (0.0 sq. feet)



Garage (excl. from area)
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 191.9 sq. metres (2065.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanIt3

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	78
(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.



