



3 Aldous Court, Fowlmere, SG8 7WA
£1,250,000 Freehold



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A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL MODERN DETACHED FAMILY RESIDENCE. EXTENDED AND FULLY REFURBISHED, SET WITHIN GARDENS AND GROUNDS OF 0.6 ACRES AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Detached house
- 4 beds, 4 baths, 3 recepts
- Built in 2000
- Oil fired heating
- Council tax band - G
- 2375 Sqft / 220 Sqm
- 0.6 acres
- Double garage and driveway for at least six cars
- EPC - C / 74

This property occupies a wonderful, tucked away, cul-de-sac position, shared by just four other executive style houses and centrally located within this highly sought-after village. The current owners have transformed the house with a programme of expansion and full refurbishment resulting in a spacious, well planned and beautifully presented accommodation. The accommodation comprises a generous welcoming reception hall with karndeane flooring, stairs to the first floor accommodation, storage cupboard under and a cloakroom/WC just off.

There is a dual aspect sitting room with feature fireplace housing a cast iron wood burning stove. In addition there is a good size study/playroom , a family room and a handy utility room.

The open plan kitchen/ dining living room is particularly worthy of note with part vaulted ceilings and bi-fold doors to the garden. The kitchen is fitted with ample bespoke solid wood cabinetry with granite matt black leather finish work surfaces, a breakfast bar, integral dishwasher, American style fridge freezer, six ring gas range with extractor over.

Upstairs, off the galleried landing are four double bedrooms, three of which boast ensuite facilities and a family bathroom with both bath tub and shower.

Outside, the vendor has recently removed a tree and a lawned area to extend the gravel driveway to accommodate at least six cars plus the double garage with two up and over doors, paralight connected. Gated access leads to the mature and private rear garden laid mainly to manicured and shape lawns with well stocked flower and shrub borders and beds. There are a selection of both specimen and fruit bearing trees, mature bushes and shrubs and a generous paved patio area, ideal for summer evening entertaining.

Please note there is an additional piece of wooded land measuring approximately half an acre and this is available via separate negotiation. Further details on request.

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

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council tax band - G

Fixtures and Fittings

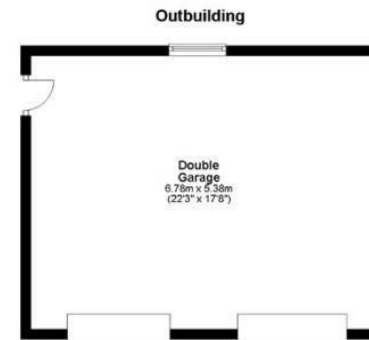
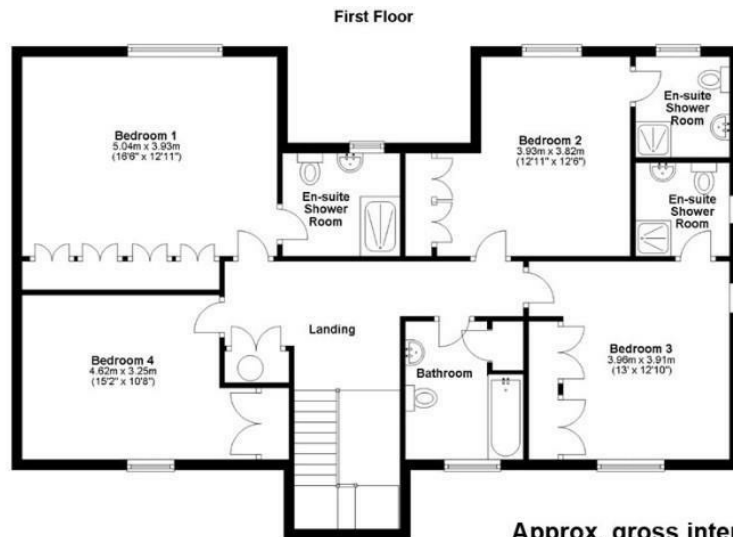
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 220 sqm (2375 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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.



