



HOMELANDS, FORDHAM CB7 5NG

OIEO: £700,000

GAVIN HUMAN

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CAMBRIDGE ESTATE AGENT

Homelands is a remarkable property in the heart of a Fordham village conservation area that is also listed with Historic England. It is a much loved home that has spanned generations and created lifelong memories, and one with enormous potential.

This unique house offers 5 reception rooms, 6 bedrooms 3 with ensembles, over 3 floors. Beyond the mere statistics, each room has character and history and it presents a wonderful opportunity to add your family memories to its storied heritage.



- Dating back to 16th Century and listed by Historic England
- 6 bedrooms
- 5 reception rooms
- 3 en-suites
- Open plan living / dining kitchen
- Over 4000 square feet of floor space across 3 floors
- A number of outbuildings covering approx 2800 sq ft
- Potential commercial and multi-generational development opportunity



Drawing room



Drawing room



Dining room



Shop front



Kitchen / diner



Kitchen

Kitchen / diner



Dining area





1st floor Landing



Principal bedroom



Principal bedroom



Principal bedroom



Bedroom 2 (1st floor)

Stairs to 2nd floor



Bedroom 3 (1st floor)

Bedroom 4 (2nd floor - two further rooms on this floor)





Approximate Gross Internal Area = 396 m² / 4262 ft²

Basement = 16 m² / 172 ft²

Outbuildings = 267 m² / 2874 ft²

Total = 679 m² / 7308 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Gavin Human - The Cambridge Estate Agent © 2024

KEY INFORMATION

Property Type	Detached
Bedrooms	6
Council Tax	Band G
Square footage	4272 sq ft plus outbuildings 2874 sq ft (approx)
EPC Rating	D
Age	TBC
Last sold date	1971
Title Number	CB431220
Plot size	0.4 acres
Heating	Gas Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	Cambridgeshire
Flood Risk River & Seas	Very low
Flood Risk surface water	High
Conservation Area	Yes

CONNECTIVITY

Estimated broadband speeds:

Standard	20 mbps
Superfast	80 mbps
Ultrafast	1000 mbps

Cable/Satellite TV availability

BT	Yes
Sky	Yes

Mobile Signals (based on calls indoors)

Ee	Amber
3 (Three)	Amber
O2	Amber
Vodafone	Amber

- Green - Likely to have good coverage.
- Amber - You may experience some problems.
- Red - You should not expect to receive a signal.

KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Newmarket	5.11 miles
Kennett	4.84 miles
Ely	7.61 Miles

Trunk Roads/Motorways

M11 J9	19.15 miles
M11 J11	16.02 miles
M11 J13	14.9 miles
M11 J10	18.18 miles
M11 J14	14.67 miles

Airports/Helipads

Cambridge Airport	11.57 miles
Stansted airport	29.61 miles
Luton Airport	44.21 miles

TRANSPORT (LOCAL)

Bus stops

War Memorial	0.04 miles
New Path	0.15 miles
Collins Hill	0.21 miles

SCHOOLS

Primary

Fordham Primary School	0.25 miles
Isleham CofE Primary School	2.25 miles
St Andrews CofE Primary School	2.48 miles

Secondary

Soham Village College	2.48 miles
Newmarket Academy	4.3 miles

10 year history of average house prices by property type in PE15

Detached	+79.46%
Semi-Detached	+79.21%
Terraced	+72.95%

GAVIN HUMAN

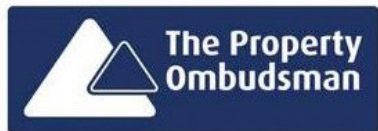
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KEY INFORMATION

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