



Highbank

Fowlmere, Cambridgeshire



**Knight
Frank**



An exquisite residence, offering versatile accommodation, located in a mature setting.



Summary of accommodation

Ground Floor: Entrance hall | Kitchen/dining room | Living room | Morning room | Snug/gym | Study | Utility room | Cloakroom

First Floor: Principal bedroom suite | Four further bedrooms | Three further bathrooms/shower room

Situation

(Distances and times are approximate)

Nestled in South Cambridgeshire, Fowlmere is a highly coveted village offering an idyllic blend of rural charm and modern convenience.



Fowlmere features a village hall, popular dining pub and restaurants as well as being home to the RSPC reserve, offering country walks at your doorstep.



There is a wealth of local amenities, including a nursery, a primary school and access to further education in nearby Cambridge.



Fowlmere is exceptionally well-connected, with mainline stations at Shepreth, Foxton and Whittlesford providing direct services to London's Kings Cross, St. Pancras and Liverpool Street.



The village is also strategically positioned near major road networks, including the M11 motorway (Junctions 10 and 11).



The village has easy access out of Stansted and City airports.



Highbank

Highbank is an imposing detached modern residence extending to over 3,500 sq.ft, occupying a generous plot and a private position in this sought-after village. Originally constructed in 2018, the property provides exceptional accommodation of impressive proportions and offers maximum space and flexibility.

The principal entertaining space comes in the form of the spacious, open-plan kitchen/dining room, individually designed by Nicholas Anthony, which is ideal for entertaining. The kitchen is well equipped with extensive integrated appliances, including a double eye-level oven and warming drawer, fridge and freezer, coffee machine and a 5 ring induction hob. The substantial central island features a wraparound quartz work surface, a butler-style sink with Quooker instant boiling water, and Caple wine cooler. Two sets of bi-folding doors allow an abundance of natural light. Off the kitchen is a separate utility room and plant room, which leads to side access to the rear garden. The utility room has a range of storage units and space for white goods. The plant room houses the immersion heater and technical controls for the underfloor heating, which runs throughout the entire property.

The morning room, located to the rear of the property, is a delightful space with engineered oak flooring and a unique double-height oak framed feature window enjoying views over the rear garden. The generous formal living room enjoys views over the rear garden, accessed through bi-folding doors. There is also a further family room/snug with a feature wood-burning stove, dual aspect windows, and a library room with extensive storage and display cabinetry.





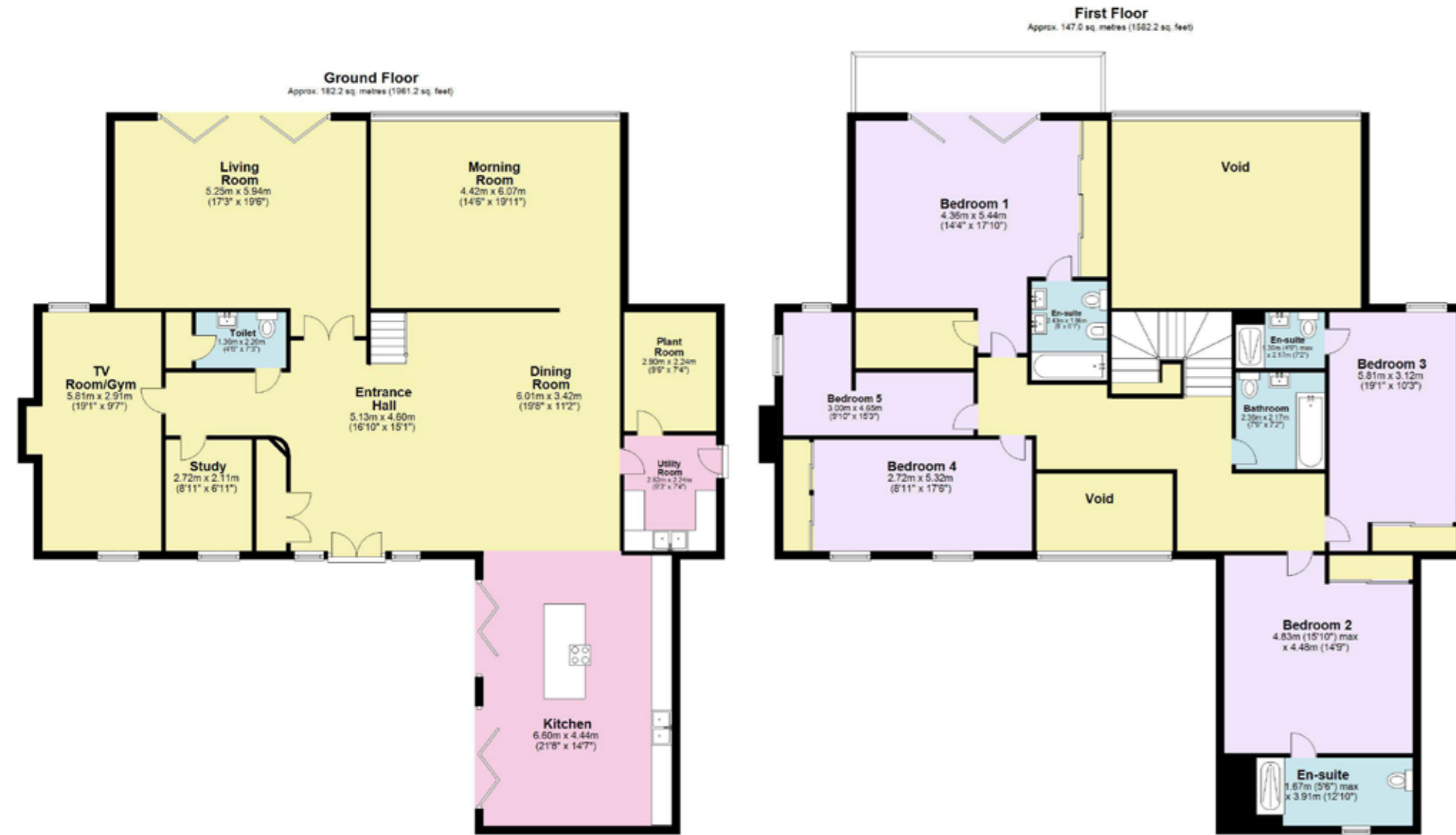
A solid oak staircase with a glass balustrade leads to the first floor, where five double bedrooms lead from the central galleried landing area. The principal bedroom, with a generous en suite, is located to the rear of the property, with high ceilings and ambient wall lighting, fitted sliding wardrobes, and a further storage cupboard. Double-glazed sliding doors lead to a timber-decked terrace area where you can enjoy views of the rear garden. There are three more double bedrooms, two of which have access to the en suites and one to the family bathroom. All bedrooms benefit from fitted wardrobes, high-quality carpets, and a range of eye-level and Velux windows to maximise natural light. Bedroom 5 is adjacent to the principal suite, currently used as a dressing room.



FLOORPLANS

Approximate Gross Internal Floor Area

Total Area: 329.2 sq m / 3,543.5 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Outside

To the front of the property, an attractive brick wall encompasses the pebblestone driveway, which leads to a block paved pathway and turfed area to the front of the property. There is a double garage with electric timber up and over rolling doors with light and power. Gated side access via a paved pathway leads to the generous rear garden, principally laid to lawn with an extended paved patio area. The garden is bordered by tall, mature trees, providing the highest privacy. Located to the side of the property is the air source heat pump.

Property Information

Services:

Mains electricity, water and drainage. Two air source heat pumps located to the side of the house. Fibre broadband.

Tenure:

Freehold

Local Authority:

South Cambridgeshire District Council

Council Tax:

Band G

EPC:

B

Postcode:

SG8 7TG

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





Cambridge
Fora
20 Station Road
Cambridge
CB1 2JD

Paddy Pritchard-Gordon
01279 213340
paddy.pritchard-gordon@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated August 2024. Photographs and videos dated August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.