



LANACRE

Fowlmere



A LANDMARK VILLAGE RESIDENCE SET IN 1.36 ACRES OF MATURE GROUNDS, SOUTH OF THE CITY.

A truly exceptional and rare opportunity to acquire a one-of-a-kind detached family home within this well-served and desirable village. Offering over 8,500 sq ft of accommodation, Lanacre blends luxurious interiors, impressive scale, and versatile living with outstanding lifestyle amenities including a pool house, gym, and triple garage.

   EPC
5 4 4 C

Local Authority: South Cambridgeshire District Council
Council Tax band: G
Services: Mains water, electricity, and Oil fired central heating.
Tenure: Freehold
Postcode: SG8 7RY



THE PROPERTY

From the entrance hallway, the sense of space, style, and versatility is instantly apparent. An expansive open-plan kitchen/family room is designed for entertaining and everyday family life featuring multiple lantern roof lights and bi-fold doors to the gardens. The kitchen offers bespoke wall and base cabinetry, sleek Corian worktops, Miele appliances, a Quooker hot tap, and central island with an induction hob and hot plate, edged by a breakfast table. A slate floor runs throughout, with a media unit and door to the pool house. The living room is equally impressive, offering grand proportions, part-vaulted ceilings, and a triple aspect with French doors leading to the gardens. Additional living spaces include a home office and a versatile family room, with a warm oak flooring. An inner hallway connects the main home to the triple garage, and provides access to a bedroom with en suite bathroom.





On the first floor, the principal bedroom suite includes a spacious dressing room, a freestanding bath, and a generous walk-in shower. Three further double bedrooms include a guest suite with an en suite shower room. The light-filled landing showcases a beautiful feature window.

A standout feature of this remarkable home is the pool house complex, complete with a heated swimming pool (air source heat pump), changing room, and sauna, all housed beneath a striking timber-clad pitched roof with doors leading to the garden.



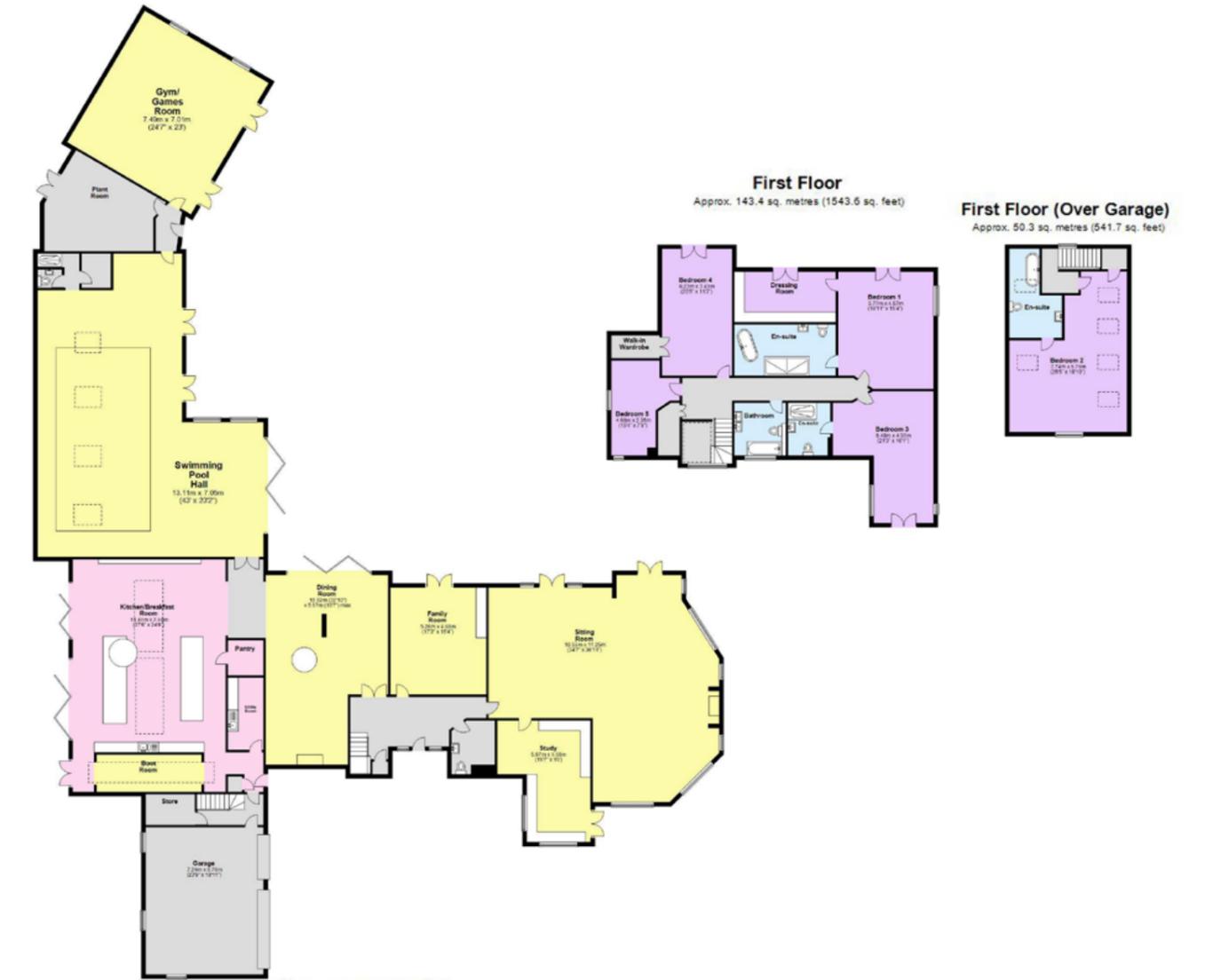
OUTSIDE

Secure gates open on to a private driveway with extensive parking and access to the triple garage. The home sits in the centre of its mature grounds, mainly laid to lawn with mature bush tree and flower bordering, and paved entertaining areas. A further outbuilding currently serves as a gym and offers potential for further accommodation or studio use.

LOCATION

Fowlmere is a highly coveted village offering an idyllic blend of rural charm and modern convenience. Fowlmere features a village hall, a popular dining pub, and restaurants. It is 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 to Stansted and City airports.





Approximate Gross Internal Area = 797.9 sq m / 8588.5 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Michael Houlden
01223 972910
michael.houlden@knightfrank.com

Knight Frank Cambridge
20 Station Road
Cambridge, CB1 2JD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 April 2025. Photographs and videos dated April 2025. 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.