



The Rosery, Mill Lane, Fordham, Cambridgeshire CB7 5NQ

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The Rosery is a charming, detached character home situated on a generous plot with large front garden and a rear garden that backs onto the River Snail, positioned in a highly desirable village location. No upward chain.

- Entrance Lobby
- 'L' Shaped Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Ground Floor Bathroom
- Rear Lobby & Pantry
- Three Bedrooms
- First Floor WC
- Extensive Rear Gardens with Outbuildings
- No Upward Chain

Guide Price: £450,000



FORDHAM is a popular village located between the historic horse racing town of Newmarket just 5 miles, and the cathedral city Ely around 9 miles away. The university city of Cambridge some 17 miles away is easily accessible via the A14 which interconnects to the M11 motorway to London and the A11 to the east. The market town of Bury St Edmunds is just under 18 miles. Fordham is a desirable village with a very active community. The recreation ground has a play area and hosts a range of activities and clubs such as football, tennis, cricket and bowls. There is a splendid Grade I listed church with the earliest parts of the building dating from the 12th century. Local amenities include a highly regarded primary school, featured restaurant The White Pheasant, Co-op, petrol station, two garden centres, family butchers, church and two public houses, The Crown and The Chequers.

ENTRANCE LOBBY with staircase rising to first floor.

'L' SHAPED SITTING ROOM 28'0" x 11'3" (8.53 m x 3.44 m) maximum measurements. Dual aspect with bay window to front aspect and sliding patio doors opening to rear garden. Feature fireplace with attractive surround, built-in cupboards, two radiators.

DINING ROOM 15'5" x 11'5" (4.71 m x 3.48 m) with bay window to front aspect, radiator, built in shelving to alcove, open fireplace (not tested) and useful understair storage recess.

KITCHEN/BREAKFAST ROOM 15'0" x 7'11" (4.58 m x 2.42 m) with two double glazed windows to rear aspect, fitted with base units having work surfaces over, tiled splashbacks, inset single drainer sink unit with mixer tap, plumbing for washing machine, inset four ring electric hob and oven below, radiator, vinyl flooring.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate electric shower over. Opaque double glazed window to rear aspect, tiled splashbacks, vinyl flooring.

REAR LOBBY with double glazed windows and patio doors opening to rear. Vinyl flooring, door into:-

PANTRY 11'4" x 7'1" (3.45 m x 2.16 m) with wall mounted boiler, sash window to front, aspect, built-in shelving.

FIRST FLOOR LANDING

BEDROOM ONE 13'1" x 12'2" (4.00 m x 3.72 m) with window to front aspect, radiator, built-in four door wardrobe with overhead storage and hanging space, fire surround.

BEDROOM TWO 13'1" x 12'2" (4.00 m x 3.70 m) with window to front aspect, radiator, useful overstairs storage cupboard, fire surround and door to walk-in wardrobe/bedroom three.

BEDROOM THREE 11'6" x 7'1" (3.50 m x 2.17 m) with window to front aspect, radiator.

WC with Velux window, low level WC, wash hand basin and electric radiator.

EXTERIOR At the front of the property is a large lawned garden with a brick wall at the entrance and an adjacent gravelled driveway which leads to the carport and a barn.

To the rear is a gravelled area which in turn opens up to the large parkland garden that backs on the River Snail. The timber barn has a carport to one side and storage to the other, with poser and lighting.

Tenure The property is Freehold

Council Tax Band D **EPC** E (48/80)

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.