



Church Street, Fordham CB7 5NJ

Offers Over £800,000

MA
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A unique opportunity to purchase a substantial detached family home with separate attached bungalow offering ideal space for multi generation living and set within the heart of this well served and popular village.

This impressive property boasts accommodation of around 3500 square foot and may need altering to suit each purchasers requirements. The extensive and very flexible accommodation includes comfortable and versatile space, boasting four/five reception rooms, five/six double bedrooms, four ensuites and the ability to use the attached bungalow in many different ways including potential income from Airbnb.

Externally the property is approached by a private and extensive driveway, delightful mature gardens offering a splendid addition to the property with bungalow also enjoying its own private garden area.

NO CHAIN

Entrance Hall

Capacious, light entrance hall with built-in storage cupboards. Doors leading to reception room, office, four bedrooms, bathroom and inner hall. Stairs leading to first floor.

Kitchen 12'11" x 7'3" (3.94m x 2.23m)

Modern kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset hob and extractor above. Space and plumbing for washing machine. Space for fridge. Tiled splashbacks. Window to rear garden. Radiator. Arched opening to reception room.

Reception Room 12'11" x 12'2" (3.94m x 3.73m)

Light, spacious reception room with window rear aspect. Radiator. Arched opening to kitchen. Doors to bedroom 3 and entrance hall.

Master Bedroom 16'4" x 17'1" (4.99m x 5.22m)

Spacious, light double bedroom with window to front aspect. Radiator. Large built-in wardrobe. Doors to en suite and entrance hall.

En Suite 9'0" x 6'6" (2.76m x 2.00m)

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over, panelled bath and walk-in shower cubicle with wall mounted shower. Obscured window. Tiled throughout. Door to Master bedroom.

Bedroom 2 12'3" x 8'2" (3.75m x 2.50m)

Spacious double bedroom with window to the rear aspect. Built-in wardrobe. Radiator. Door to entrance hall.

Bedroom 3 11'8" x 15'10" (3.57m x 4.83)

Generous double bedroom with window to rear aspect. Radiator. Doors to bathroom and reception room.

Bedroom 4 12'11" x 10'1" (3.94m x 3.08m)

Generous double bedroom with window to front aspect. Radiator. Door to entrance hall.

Bathroom 8'3" x 15'10" (2.53m x 4.83)

Generous modern bathroom with white suite comprising low level W.C., hand basin with mixer tap over and built-in cabinet under, panelled bath with mixer tap over and walk-in shower cubicle with wall mounted shower. Large built-in storage cupboard. Tiled throughout. Radiator. Obscured window. Door to entrance hall.

Office 10'2" x 4'5" (3.11m x 1.35m)

Spacious room offering a variety of uses. Window to front aspect. Radiator. Door to entrance hall.

Inner Hall

With doors leading to main entrance hall, porch and rear garden. Window to front aspect.

Porch

With doors leading to entrance hall and inner hall. Window to side aspect.

Entrance Hall

Sitting/Dining Room 18'7" x 10'7" (5.68m x 3.24m)

Spacious sitting/dining room with sliding doors to front garden. Fireplace with wood surround with mantel and tiled hearth. Window to side aspect. Radiator. Opening to inner hall.

Kitchen 8'2" x 11'11" (2.50m x 3.64m)

Bedroom 5 8'9" x 14'8" (2.69m x 4.48m)

Spacious double bedroom with large window to rear aspect. Radiator. Door to entrance hall.

Bedroom 6 9'9" x 11'0" (2.99m x 3.36m)

Spacious double bedroom with large window to rear aspect. Radiator. Door to entrance hall.

Wet Room 5'2" x 7'3" (1.58m x 2.21m)

White suite comprising low level W.C., wall mounted hand basin and large walk-in shower cubicle with wall mounted shower. Radiator. Internal obscured dual windows. Door to entrance hall.

Landing

Spacious, light landing with window to front aspect. Radiator. Doors leading to all rooms. Stairs to ground floor.

Kitchen/Breakfast Room 18'10" x 13'3" (5.75m x 4.06m)

Modern kitchen with a range of matching eye and base level cupboards with work top over. Composite sink and drainer with mixer tap over. Integrated appliances. Integrated oven and Siemens microwave. Matching working area inset induction hob with stainless steel extractor above, incorporating breakfast seating area. Built-in pantry cupboard. Attractively tiled splashbacks. Tiled flooring. Large window to rear aspect. Door to utility room. Half glazed doors to dining room and landing.

Utility Room 5'0" x 13'3" (1.53m x 4.06m)

Range of matching eye and base level cupboards with work top over. Space for undercounter fridge and freezer. Tiled splashbacks. Window to rear aspect. Door to kitchen/breakfast room.

Dining Room 8'7" x 13'3" (2.64m x 4.06m)

Generous dining room with large dual windows to rear aspect. Radiator. Half glazed doors to kitchen/breakfast room and landing.

Living/Dining Room 17'9" x 27'9" (5.43m x 8.47m)

Commodious living/dining room with sliding doors to the balcony with attractive views over the rear garden. Large window to front aspect. Attractive feature fireplace with ornate tiling, white surround with mantel and stone hearth. Window to front aspect. Radiators. Half glazed double doors to landing.

Living Room 12'0" x 19'5" (3.67m x 5.94m)

Generous living room with attractive fireplace with wooden surround with mantel and stone hearth. Window to front aspect. Radiator. Door to landing.

Bedroom 7 9'7" x 8'10" (2.94m x 2.71m)

Spacious double bedroom with window to front aspect. Radiator. Doors to en suite and landing.

En Suite 6'7" x 3'1" (2.02m x 0.95m)

White suite comprising low level W.C., pedestal hand basin and walk-in shower cubicle with wall mounted shower. Attractively tiled. Radiator. Obscured window. Door to bedroom.

Cloakroom

White suite comprising low level W.C. and hand basin. Radiator. Door to landing.

Outside - Front

Expansive gravel driveway, providing ample parking for several cars. Lawned areas with established shrub and hedge borders and a variety of delightful mature trees. Attractive flint and brick wall to the border.

Outside - Rear

Lawned area with a variety of mature shrub and tree planting. Timber shed.

Location

Fordham, located in the Newmarket district of Suffolk, England, is a picturesque village known for its charming rural character. It features a selection of local shops including convenience stores and a butcher, along with amenities such as an Ofsted primary school, pub, and community hall. Nature reserve and fenland walks. Nestled approximately 5 miles from

Newmarket town centre, Fordham offers easy access to larger retail and entertainment options. Additionally, it is about 15 miles from Cambridge, making it an attractive location for those seeking a peaceful village lifestyle with proximity to urban conveniences. The village is well-connected by road, enhancing accessibility to both local and regional destinations. Additionally, there are rail connections to London within a 15 minute drive from both Ely, Cambridge North, and more locally Soham, Kennett and Newmarket.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 297 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

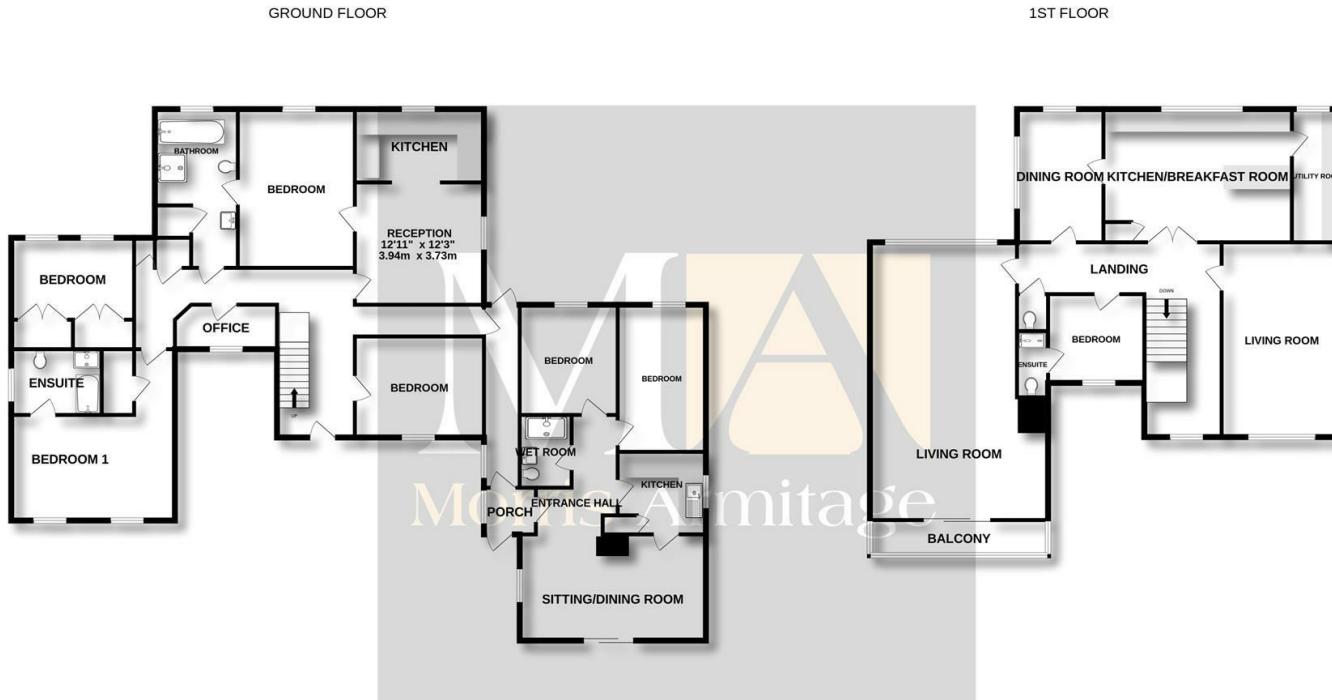
Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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