

THE OLD VICARAGE
FORDHAM, CAMBRIDESHIRE

DAVID
BURR



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The Old Vicarage, 31 Church Street, Fordham, Cambridgeshire, CB7 5NJ.

A substantial and exceptionally finished Grade II Listed Georgian residence offering in excess of 5,000 sq. ft of accommodation with a detached Coach House all set within wonderful walled gardens.

- Magnificent eight-bedroom Georgian residence.
- Grade II Listed
- In excess of 5,000 sq. ft of accommodation.
- Elegant period features and high ceilings
- 5 reception rooms.
- Large basement/cellar
- Impressive Master suite.
- Welcoming entrance hall.
- Stunning Orangery.
- Extensive parking.
- Former Coach House incorporating a garage and storage. (annexe potential)
- Walled gardens measuring 0.64 of an acre.
- Popular village with great commuter links and extensive amenities within walking distance.



LOCATION

The property sits in the heart of the village, convenient for local amenities. The Cambridgeshire village of Fordham lies approximately 5 miles from the renowned horse racing town of Newmarket and 16 miles from the university town of Cambridge. The village boasts many amenities including a Church, post office, primary school, two pubs, two village stores and garages. Garden centres and a nature reserve.

THE PROPERTY

The Old Vicarage is an exceptional example of an elegant, unspoilt Georgian property which has retained a wealth of original period features including decorative cornicing, ceiling roses and fireplaces as well as grand living proportions and high ceilings.

The kitchen/breakfast room is a stunning addition and forms the hub of the home with a charming, Mediterranean style Orangery opening to the garden whilst upstairs, there are 8 generous bedrooms with the second floor ideal for teenagers or as guest accommodation.

Approached by a carriage driveway set behind an ancient Yew Tree, the property offers extensive parking with a detached former Coach House currently used as a garage and storage offering the potential to create an annexe (STP). The walled gardens are a wonderful asset and enjoy a south facing aspect, mature trees, beds and borders and a great deal of privacy.

In all, about 0.64 of an acre.

POSTCODE: CB7 5NJ

WHAT3WORDS: expectant.deaf.eagle

LOCAL AUTHORITY: East Cambs District Council.

COUNCIL TAX: Band F. (£3,248.48 per annum).

TENURE: Freehold.

AGENT'S NOTES

- **The property enjoys wonderful, south facing walled gardens.**
- **The Coach house offers excellent potential to create an office/annexe**
- **A wide range of amenities including shops, a service station, school, public house and café are all within walking distance.**



Ground Floor

ENTRANCE HALL: A spacious and welcoming hallway with stairs rising to the first floor as well as leading down to the basement. Doors leading to:

DRAWING ROOM: An elegant, double aspect room offering a wealth of period features including decorative ceiling roses and cornicing, a cast iron fireplace with marble surround, a wood burning stove with marble surround and large sash windows with shutters.

DINING ROOM: An impressive room featuring built in display cabinets and a double sided wood burning stove with openings leading through to the:

SITTING ROOM: A lovely light room enjoying a double aspect with sliding doors opening to the rear.

LIBRARY: A delightful room with fitted bookcases and outlook to the front.

Inner lobby with large pantry cupboard, storage cupboard and door to the side aspect.

CLOAKROOM: WC and wash basin.

UTILITY: Fitted with units under granite worktops with sink inset and access to the cellar.

KITCHEN/BREAKFAST ROOM: This really is the heart of the home enjoying a double aspect outlook and glazed doors leading to the rear. Extensively fitted with a combination of matching base and wall mounted units topped with polished granite worktops with a Belfast sink and Quooker boiling water tap. Appliances include an AGA, Lacanche range cooker with 5 ring gas hob, dishwasher and space for a fridge/freezer.

Side lobby with storage cupboard and access to the courtyard.

LAUNDRY: Fitted with a range of base and wall units providing ample storage. Space and plumbing for a washing machine and tumble dryer.

CLOAKROOM: WC and wash basin

ORANGERY: A stunning, Mediterranean styled room with decorative tiled floor and French doors opening to the garden.

STUDY: A lovely light room overlooking the rear garden.

Lower Ground Floor

BASEMENT: A useful area providing ample storage with light and power connected and two staircases leading to the hall and utility room.

First Floor

LANDING: Double aspect with a glazed door leading to the rear balcony.

BALCONY: A lovely addition creating a spacious seating area overlooking the rear garden.

MASTER BEDROOM: A stunning master suite with a double aspect outlook to the rear, attractive fireplace and fitted wardrobes. The **ENSUITE** is beautifully finished with a walk-in shower, WC and wash basin set within a marble counter top, free standing bath, heated towel rail and cupboard.

BEDROOM 2: Featuring an attractive fireplace, fitted wardrobes and outlook over the rear garden.

BEDROOM 3: Featuring an attractive fireplace, wardrobe, wash basin and cloakroom with WC.

Second Floor

BEDROOM 4: A lovely light room with exposed wooden floorboards, cast iron fireplace with cupboard to side and outlook to the rear.

BEDROOM 5: Also with exposed floorboards, storage cupboard and outlook to the front.

BEDROOM 6: Outlook to the rear

BEDROOM 7: Outlook to the front

BEDROOM 8: Outlook to the front

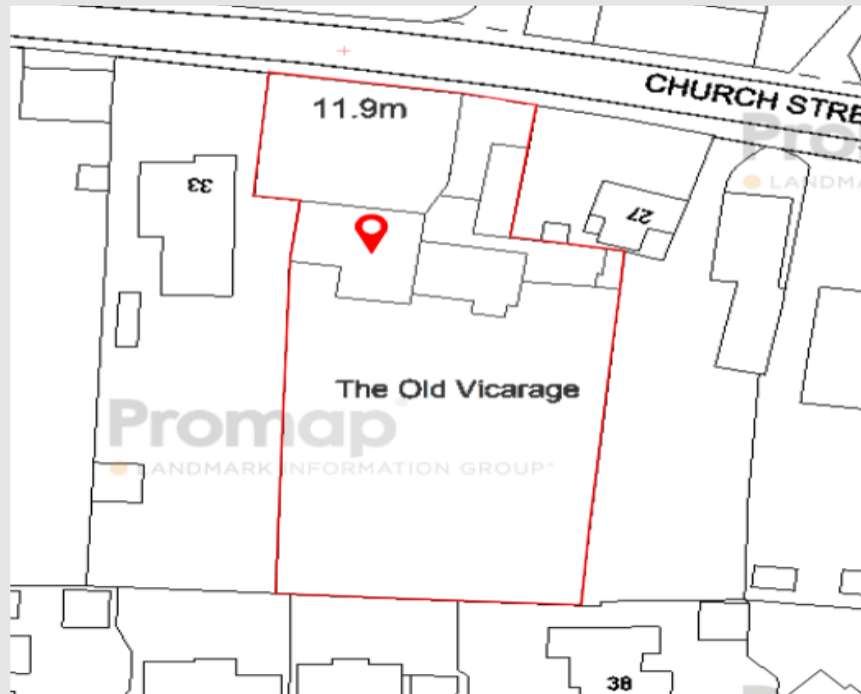
BATHROOM: Fitted with a WC, wash basin, panelled bath with shower attachment, tiled shower cubicle and a heated towel rail.

Outside

The property is approached by a gravel, carriage driveway providing parking for several vehicles set behind an ancient Yew tree with mature beds and borders. A separate driveway offers additional parking and leads to the Coach house which includes a large **GARAGE** with light and power, electric door and 7kW EV charging point, store room with cloakroom and stairs leading up to the first floor offering the potential to create a home office/annexe subject to the necessary consents.

The gardens are a wonderful asset maintaining their original form being walled on all sides and enjoying a southerly aspect. To the side is an enclosed paved courtyard with covered store housing the oil tank, log store etc. To the rear is a delightful dining terrace with a Mediterranean feel set amongst mature lavender and rose beds with the backdrop of mature cherry and mulberry trees and a **summerhouse**. The gardens are predominantly lawned with a small orchard featuring apple, pear and cherry trees, vegetable beds, fruit cages and a greenhouse whilst a mixed buddleia hedge leads through to another, tranquil area with paved terrace and mature beds and borders.

In all about 0.64 of an acre.



Material Information

SERVICES: Mains water, drainage and electricity connected. Gas heating, oil fired AGA. **NOTE:** None of these services have been tested by the agent.

TENURE: Freehold.

CONSTRUCTION TYPE: Traditional brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes/No Speed: Up to 1,000 mbps download, 1,000 mbps upload

Phone signal: Yes; Likely with all major providers.

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SUBSIDENCE HISTORY: None.

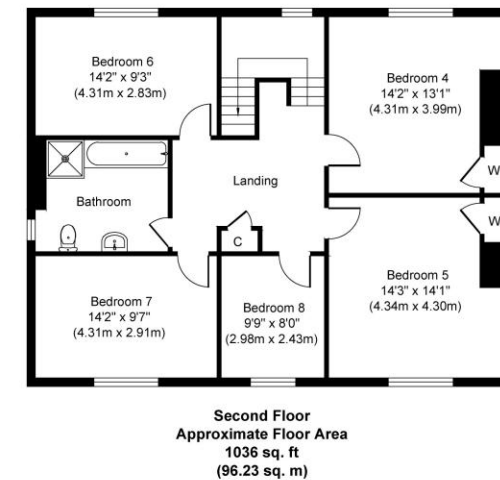
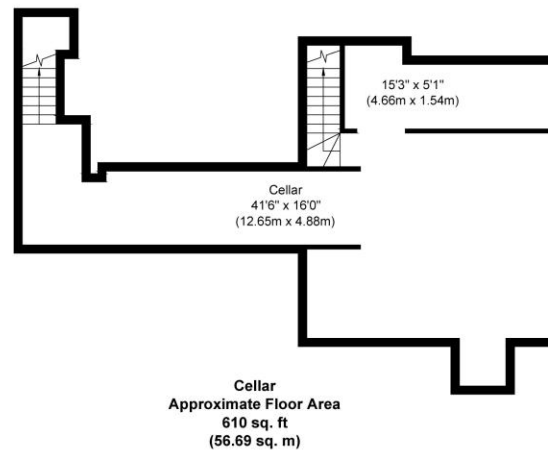
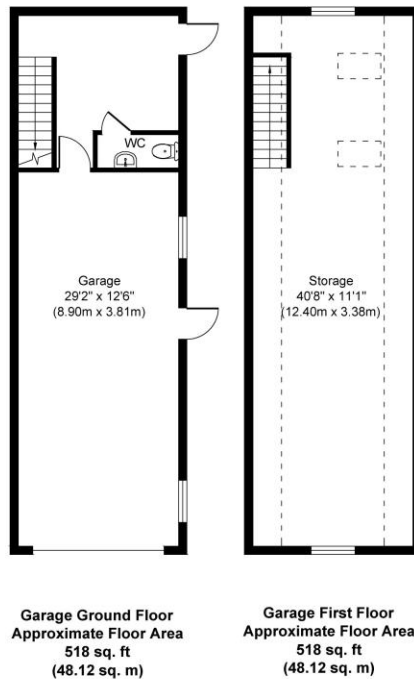
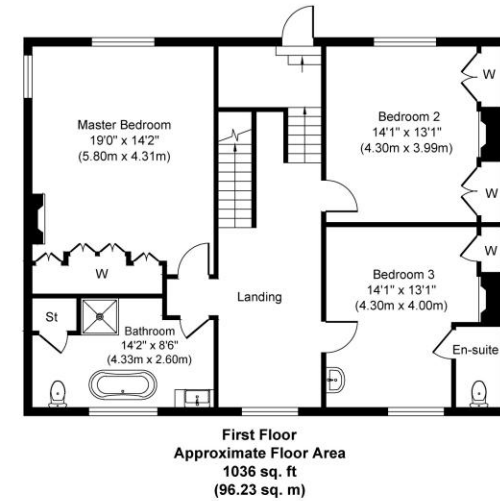
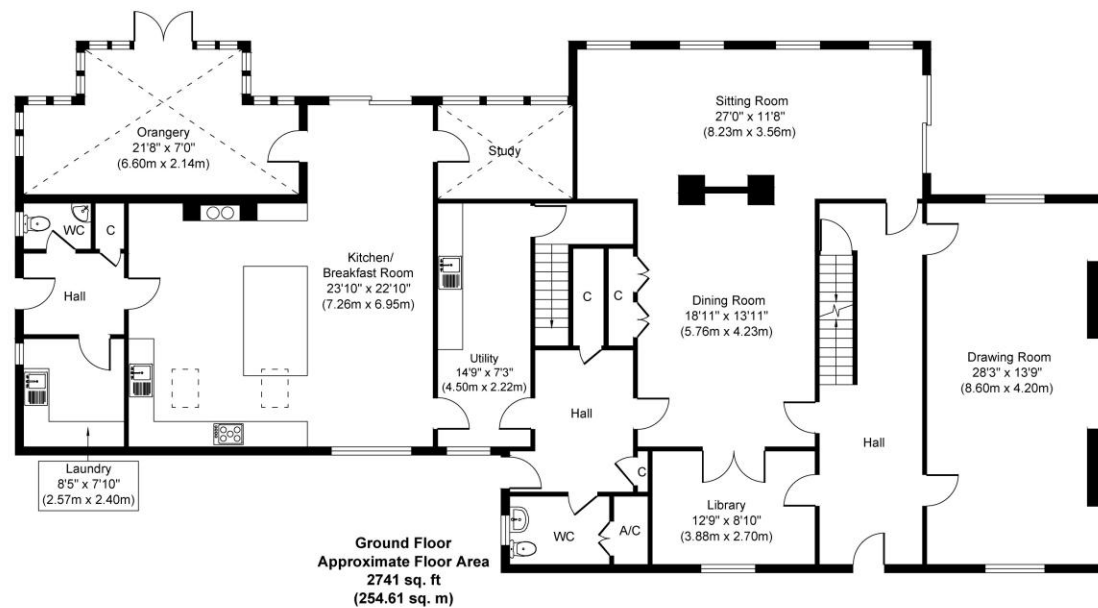
PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

RESTIRCTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: Low.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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