



River Lane, Fordham, CB7 5PF

CHEFFINS

River Lane

Fordham,
CB7 5PF

- 6 Bedroom Period House
- 2 Bedroom Self-Contained Annexe
- Non-Estate Village Location
- Delightful Established Gardens
- Adjoining the River Snail
- NO CHAIN

An attractive 6 bedroom period property with an adjoining self contained 2 bedroom annexe and standing in a non-estate village location with delightful gardens adjoining the river Snail. The property is offered with NO CHAIN and benefits from 3 reception areas and 6 bedrooms in the main house and a self contained purpose designed 2 bedroom annexe to the side. A particular feature is the delightful garden with views to the rear over a pretty woodland.

6 2 3

Guide Price £760,000





LOCATION

FORDHAM is a popular village located midway between Newmarket and Ely offering good access to the A14 (3 miles)/M11 for Cambridge (15 miles) and rail links via Ely station to Cambridge and London. The village amenities include a highly rated primary school, local convenience stores, a church, public houses and restaurants, a garage and 2 garden centres. For those with dogs there are excellent walks in the immediate vicinity.

SNAIL HOUSE ACCOMODATION

ENTRANCE HALL

with entrance door, central staircase leading to the first floor.

SITTING ROOM

with a pair of French doors leading to the side garden.

DINING ROOM

LIVING ROOM

with a fireplace with brick hearth and surround, wood burning stove, window seat to the side aspect, part glazed door leading to the rear garden.

UTILITY ROOM

with a sink and drainer with mixer tap, fitted base and wall mounted cupboards, brick flooring, wall mounted Viessmann gas fired central heating boiler, door to the side archway.

KITCHEN/BREAKFAST ROOM

with a 1.5 bowl sink and drainer with mixer tap, fitted base and wall mounted cupboards, integrated Neff ceramic hob with stainless steel extractor hood over, integrated Bosch eye level oven and grill, brick flooring, door leading to the;

CONSERVATORY

with a pair of French doors leading to the rear garden.

FIRST FLOOR

LANDING

with built-in cupboard storage, airing cupboard, vaulted gallery.

BEDROOM 1

opening to;

DRESSING AREA

with built-in cupboard storage.

ENSUITE SHOWER ROOM

with tiled shower cubicle, circular hand basin with mixer tap, concealed cistern low level WC, sloping ceilings.

BEDROOM 2

with a hand basin with cupboard storage under.

BEDROOM 3

with sloping ceilings.

BEDROOM 4

BEDROOM 5

BEDROOM 6

FAMILY BATHROOM

with a bath with mixer tap and shower attachment, shower cubicle, hand basin with mixer tap, low level WC.

SNAIL COTTAGE/ANNEXE

OPEN PLAN KITCHEN/DINING/LIVING ROOM

with an entrance door, store cupboard, stairs leading to the first floor. Kitchen area with a sink and drainer with mixer tap, fitted base and wall mounted cupboards, integrated Hotpoint oven and grill, 4 ring ceramic hob with stainless steel extractor hood over, tiled flooring, door leading to the side garden.

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

with a bath with mixer tap and shower attachment, pedestal hand basin, low level WC.

OUTSIDE

The front of the property is approached via 2 pairs of wooden 5 bar gates leading to a large shingled driveway with outside lighting, established hedge borders and a wrought iron gate leading to a central passageway.

Snail Cottage side garden is to the right hand sided and laid to lawn with an established hedge boundary and a pedestrian side gate.

To the rear of the property are delightful established gardens, bordered on one side by an attractive stream and the other the River Snail. The garden is well maintained and primarily laid to lawn with a wealth of established trees and shrubs, a paved patio area, a large fish pond and outside lighting.

DOUBLE GARAGE

with an integral office structure.

MATERIAL INFORMATION


Tenure - Freehold
Council Tax Band (Main House) - F
Council Tax Band (Annexe) - B
EPC (Main House) - C (71)
EPC (Annexe) - D (63)

AGENTS' NOTE

The property is not registered with Land Registry. Prospective purchasers are advised to make their own enquiries with a solicitor to register the property once an offer has been accepted.

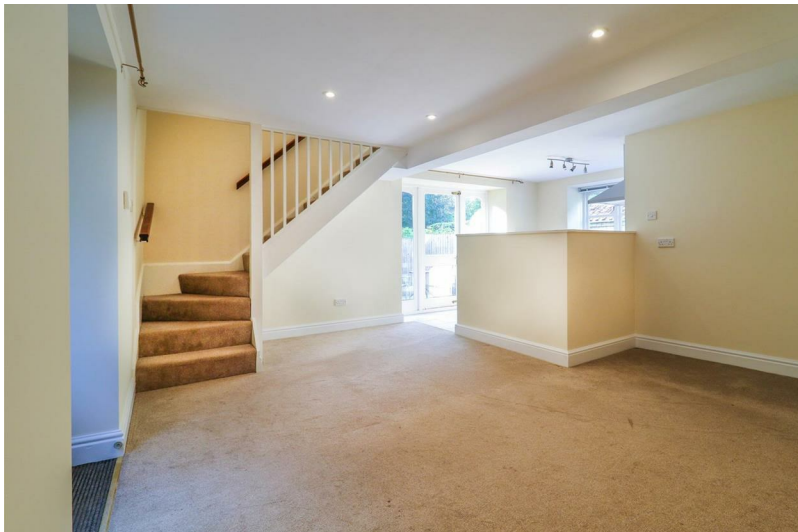




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



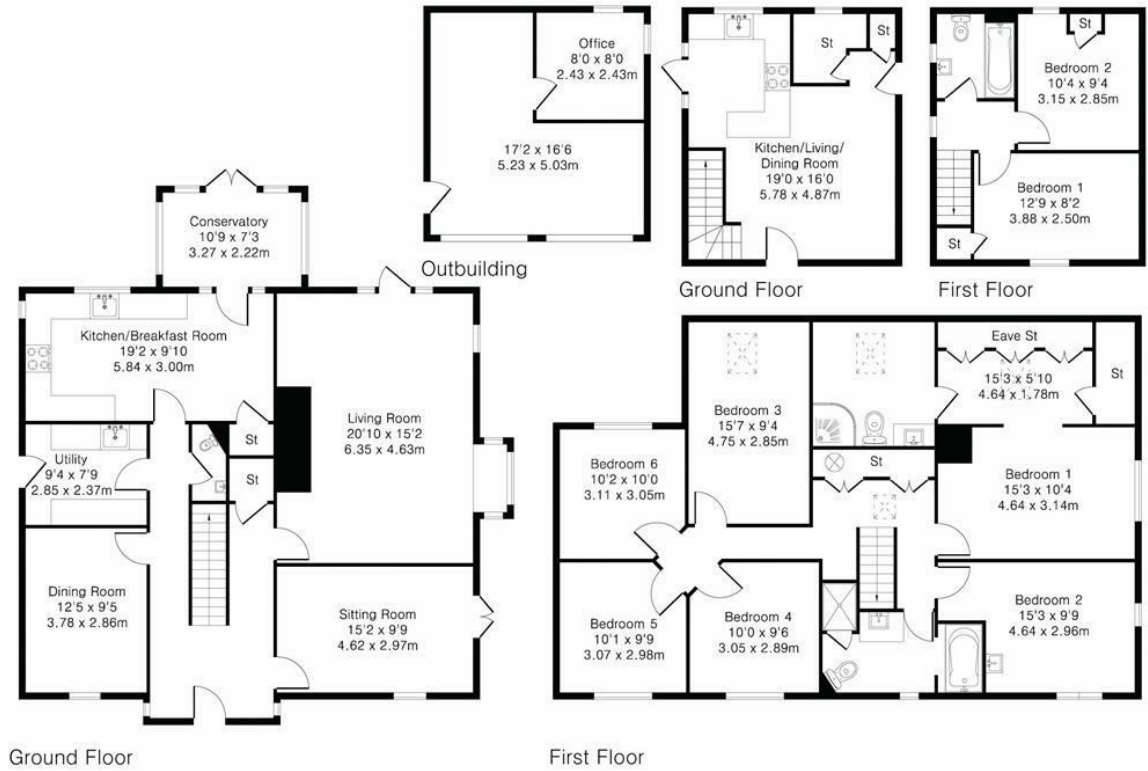
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Approximate Gross Internal Area 3228 sq ft – 300 sq m
 Ground Floor Area 1486 sq ft – 138 sq m
 First Floor Area 1459 sq ft – 136 sq m
 Outbuilding Area 283 sq ft – 26 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.