



Chambers Cottage, Isleham Road, Fordham, CB7 5NL

CHEFFINS

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Fordham,
CB7 5NL

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Guide Price £725,000

- Detached Grade 2 Listed Cottage
- Accommodation in the region of 2,500 sq.ft.
- 3 Reception Rooms
- Stunning Fitted Kitchen/Breakfast Room
- 4 Bedrooms - 1 Ensuite
- Exceptional Character
- Delightful Gardens
- Garage & Driveway

A delightful grade 2 listed 16th century part thatched cottage sympathetically extended and with spacious accommodation in the region of 2,500 sq.ft. The property is beautifully presented and retains a wealth of period character with exposed beams, vaulted ceilings and Inglenook fireplaces, the property benefits from a stylish well equipped contemporary fitted kitchen/breakfast room, a double aspect living room and family room and separate dining room. Additional features include a driveway and a garage and beautifully maintained part walled gardens to the rear.





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.

ENTRANCE HALL

with oak wood entrance door, stairs leading to the first floor, under stairs storage cupboard, quarry tiled flooring.

LIVING ROOM

a double aspect room with a wealth of exposed beams, Inglenook fireplace, sliding sash windows.

DINING ROOM

with exposed beams, oak wood flooring, sliding sash window and opening to the;

KITCHEN/BREAKFAST ROOM

an exceptional double aspect room recently refurbished with a fitted kitchen comprising a range of base and wall mounted cupboards with Lapitec worktops, inset sink, integrated full height fridge, pantry cupboard and dishwasher, a large centre island with quartz top, breakfast bar, cupboard storage and integrated pair of ovens with a warming drawer, 5 burner gas hob and extractor hood over, limestone flooring, lantern roof light, stairs leading to the first floor, pair of glazed doors leading to the side driveway.

UTILITY ROOM

with fitted base and wall mounted units, Lapitec worktops, integrated freezer, tiled flooring, access to;

CLOAKROOM

with low level WC, hand basin and tiled flooring.

FAMILY ROOM

a charming double aspect room with 2 pairs of French doors leading to the garden and front courtyard, Inglenook fireplace with brick hearth and surround, bressumer beam, wood flooring.

FIRST FLOOR

The first floor accommodation is accessed via two staircases leading from the entrance hall and from the kitchen/breakfast room.

LANDING

BEDROOM 1

a double aspect room with a high vaulted ceiling.

DRESSING ROOM

A double aspect room with built-in wardrobes and cupboard storage.

ENSUITE BATHROOM

with a slipper bath, tiled shower cubicle, hand basin, low level WC.

BEDROOM 4

a double aspect room with sloping ceilings, doorway leading to;

SHOWER ROOM

Jack and Jill arrangement with bedrooms 3 and 4 with a large walk-in shower area, hand basin, concealed cistern low level WC.

BEDROOM 3

with vaulted ceilings and exposed beams.

SECOND LANDING

Approached from the entrance hall.

BEDROOM 2

a double aspect room with high vaulted ceilings with exposed beams.

OUTSIDE

The house is situated opposite the popular village primary school and adjoining the cemetery. To the left hand side of the property is a smart resin finish driveway providing off-road parking and access to the main side entrance door.

To the rear of the property is a garden bordered by a clunch and brick wall, mainly laid to lawn with a paved patio area and an attractive raised terrace at the rear of the garden with a timber pergola and climbing plants.

GARAGE

with a pedestrian door to the rear.

SALES AGENTS NOTES

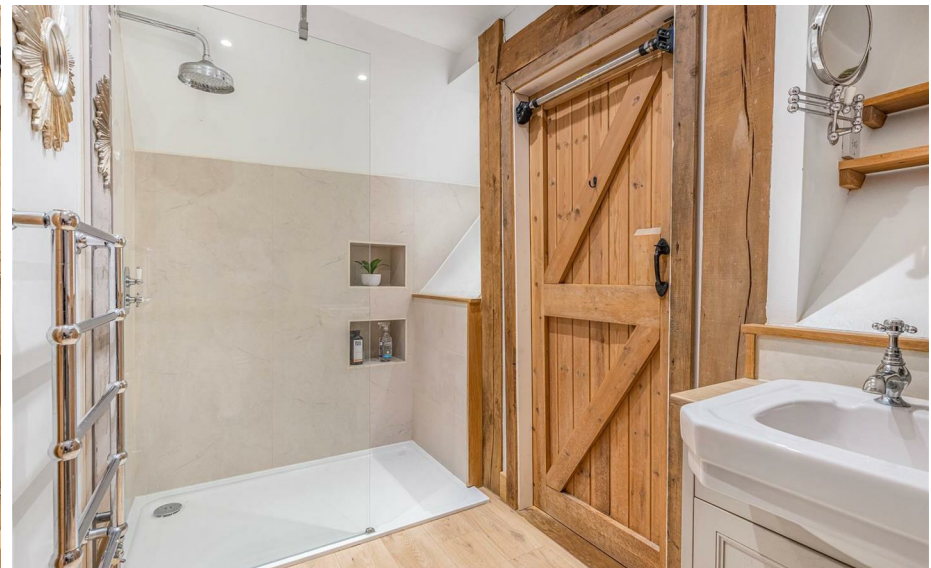
Tenure - Freehold
Council Tax Band - B
Property Type - Detached Cottage
Property Construction - Brick with timber frame, thatch and slate roof.
Number & Types of Room - Please refer to the floorplan
Square Footage - 2475.7
Parking - Driveway & Garage
Heating sources - Gas central heating

Listed - Grade 2

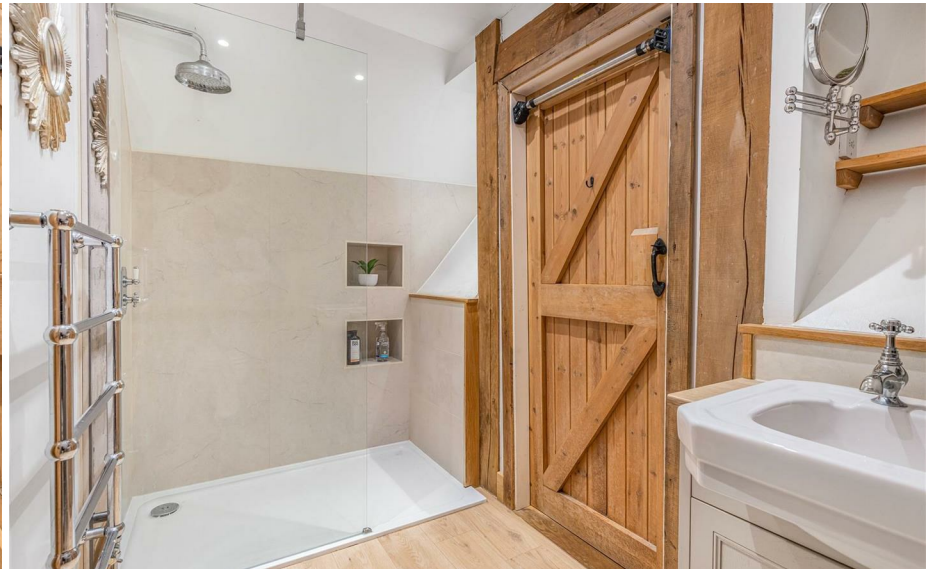
For more information on this property, please refer to the Material Information Brochure on our website.




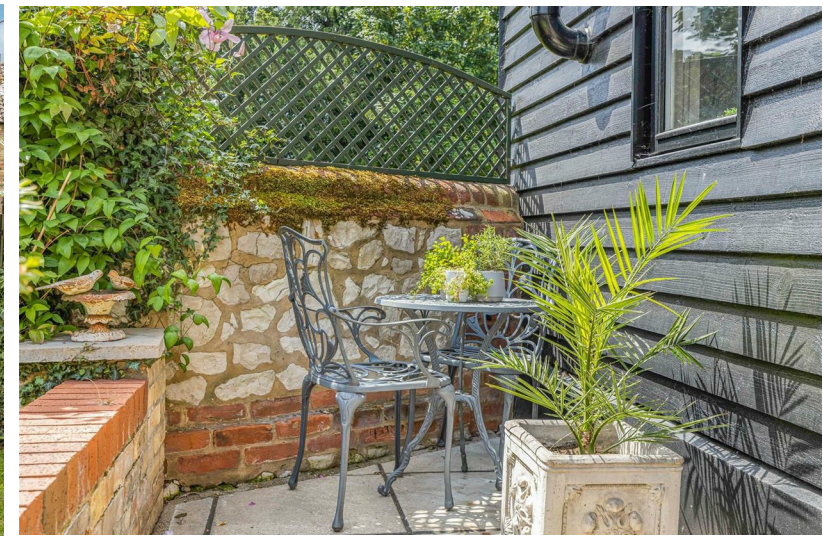








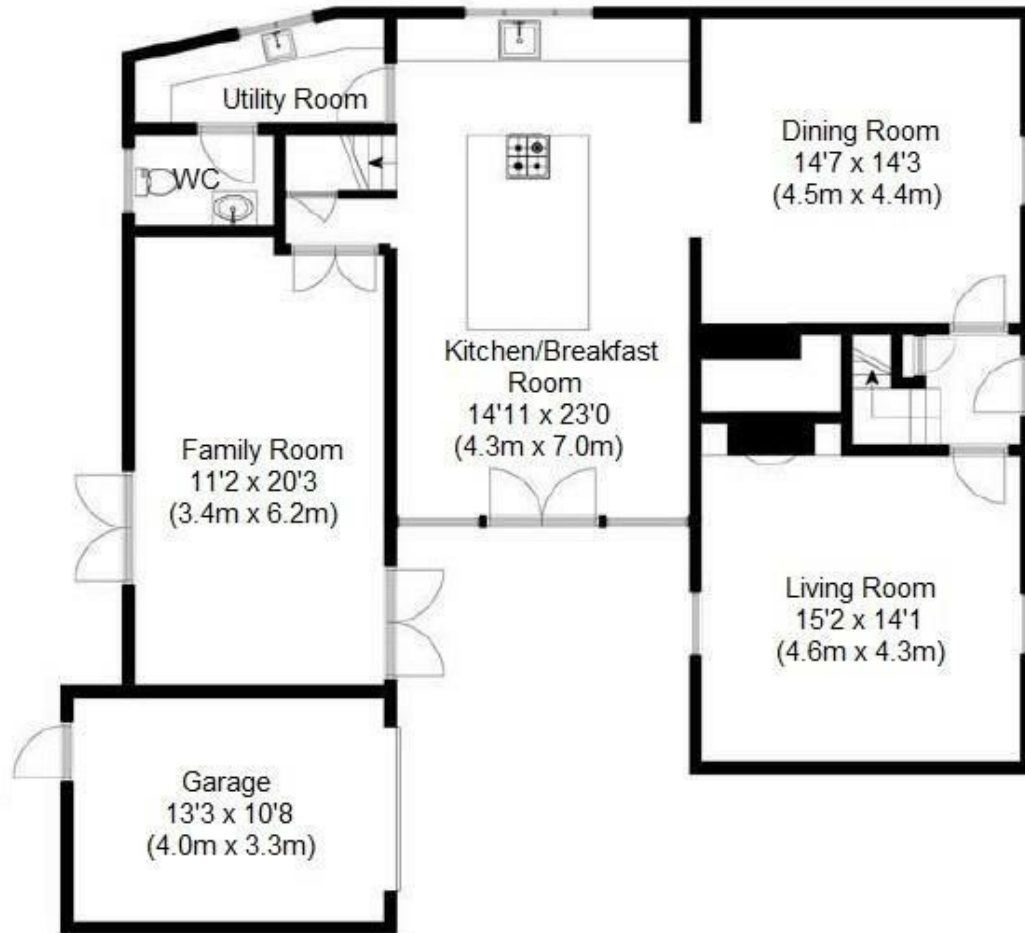
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



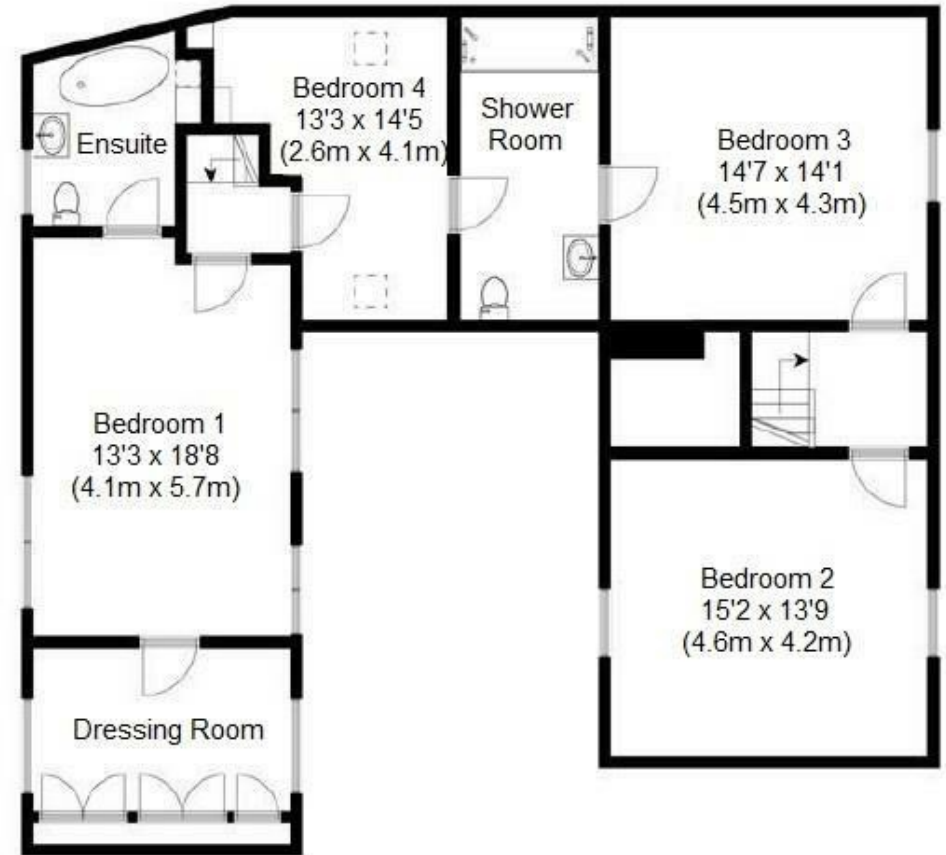
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 Local Authority - East Cambridgeshire



GROUND FLOOR



FIRST FLOOR





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