

Dove House, Rectory Lane, Fowlmere, SG8 7TJ

CHEFFINS

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Rectory Lane

Fowlmere,
SG8 7TJ

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Guide Price £995,000



Substantial, sympathetically improved and extended detached residence part of which is believed to date back to the 17th century and benefitting from its own unique ambiance and wealth of attractive character features. The property provides exceptionally well proportioned and versatile living accommodation extending to about 2,551 sqft and has delightful, generous mature gardens, long private driveway and detached double garage.









LOCATION

The Dove House occupies a tranquil, tucked away position at the end of a long private driveway right in the heart of the highly sought after South Cambridgeshire village of Fowlmere. The village enjoys an excellent range of local amenities including a nursery school, a playgroup, primary school, nearby village stores, village hall, inn/restaurant and a RSPB nature reserve. The village is conveniently located just six miles south west of the university City of Cambridge and almost eight miles north east of Royston. For the commuter there are main line stations in Foxton, Shepreth and Whittlesford as well as Royston and Cambridge. Fowlmere is also well placed for access to major routes including the M11 motorway (Junction 10 - Duxford) and Harston (Junction 11).

COVERED ENTRANCE PORCH
with front entrance door leading to:

ENTRANCE HALL
with brick flooring, windows to front aspect, door off to:

CLOAKROOM
with low level w.c, and wash hand basin.

INNER LOBBY
with staircase off to first floor and door leading into:

DINING ROOM
with feature brick flooring and exposed timbers and a built-in storage cupboard and a pair of glazed doors leading to:

CONSERVATORY
with tiled floor, triple aspect windows overlooking the delightful rear gardens and terrace, feature high semi-vaulted ceiling with glazed panels and a pair of glazed doors leading to paved terrace and gardens.

OPENING FROM DINING ROOM
leading through to:

PRINCIPAL RECEPTION ROOM
An atmospheric L-shaped living room with feature Inglenook style fireplace with wood burning stove set on a raised brick hearth, wealth of exposed beams and timbers, glazed windows to front aspect and door to:

STUDY
with extensive fitted book and storage shelves and glazed windows to rear aspect.

KITCHEN/BREAKFAST ROOM
with range of attractive high quality units incorporating six point Range style cooker with extractor cooker hood above and fixed splashback, extensive base units comprising work surfaces with cupboards and drawers below, integrated sink unit with mixer taps, upright shelved/storage cupboard and glass fronted display wall mounted cabinets, ceramic tiled floor, sealed unit double glazed windows to rear aspect overlooking the rear gardens, and sealed unit double glazed windows to side aspect overlooking the courtyard style parking area and long driveway leading down to Rectory Lane.

DOOR FROM HALL
leads to:

UTILITY ROOM
with a built-in store which also houses the boiler and base units comprising worktops with space beneath for appliances and cupboards below, recess with extensive shelving and fitted cupboards and further built-in storage cupboards, space for a large American style fridge/freezer, ceramic tiled floor, windows to front aspect.

ON THE FIRST FLOOR

LANDING
with built-in shelved cupboard and door and stairs leading to second floor, built-in airing cupboard with hot water cylinder, windows to front aspect, door to:

PRINCIPAL BEDROOM
with extensive fitted wardrobes, windows to rear aspect overlooking gardens and doorway to:

ENSUITE SHOWER ROOM
with a large walk-in shower with fixed head shower unit and hand held shower, pedestal wash hand basin set into vanity style unit and low level w.c., windows to front aspect.

BEDROOM 2
with built-in wardrobes, windows to rear aspect.

BEDROOM 3
with windows to rear aspect.

BATHROOM
bath with shower attachment, pedestal wash hand basin with ceramic tiled splashbacks, low level w.c., fitted shower cubicle with wall mounted shower unit, vertical wall mounted towel rail/radiator, built-in shelved cupboards, sealed unit double glazed windows to front aspect.

ON THE SECOND FLOOR

SMALL LANDING AREA
with generous built-in eaves storage cupboards.

BEDROOM 4
with extensive beams, a chandelier and double glazed Velux style windows.

BEDROOM 5
with built-in store and sealed unit double glazed Velux style windows.

OUTSIDE
A driveway with recessed area for bins to side and 5-bar gate leading to a long private carriage style pebblestone driveway with borders to either side which in turn leads to a pebblestone courtyard style parking and turning area adjacent to which is a DETACHED DOUBLE GARAGE. There is a garden area to the side of the property which is laid to lawn with landscaped bark style area to side. There is also a log store adjacent to the brick paviour driveway/parking areas in front of the double garage and a pair of wooden gates leading into the rear garden.

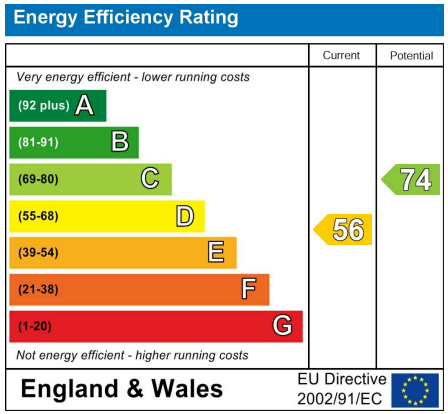
The delightful and generous landscaped rear gardens are a rather special feature and enjoy a high degree of privacy and seclusion. The gardens are mainly laid to lawn with a great variety of mature shrubs, bushes, trees and well stocked borders around. There is also a large paved terrace immediately adjacent to the property itself and at the far end of the garden there are two shrub covered pergolas leading into an area set aside for vegetable beds and timber constructed compost in one corner.



















Guide Price £995,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire District Council



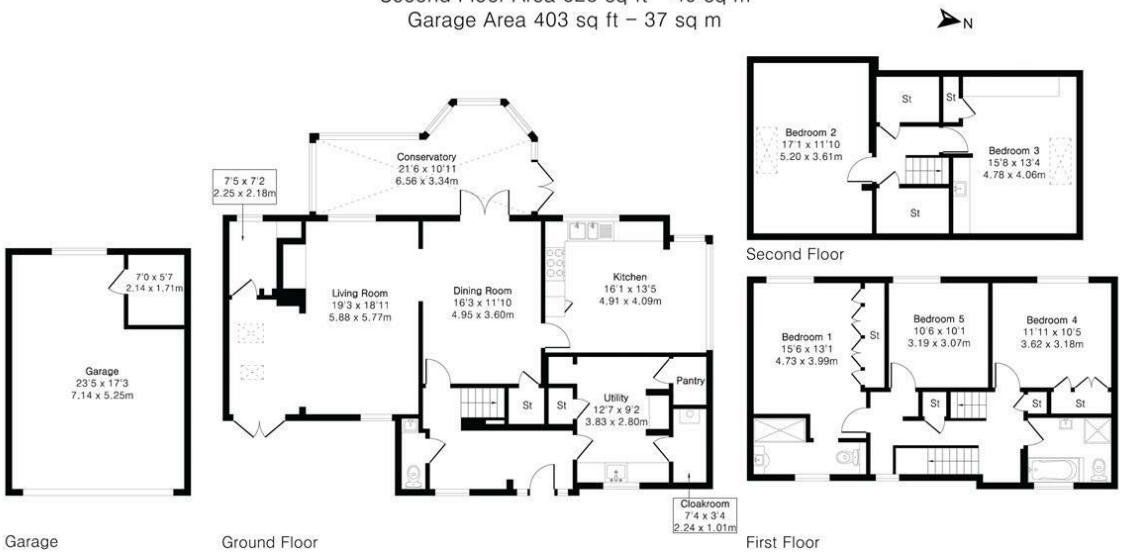






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Approximate Gross Internal Area 2551 sq ft - 238 sq m
(Excluding Garage)
Ground Floor Area 1333 sq ft – 124 sq m
First Floor Area 695 sq ft – 65 sq m
Second Floor Area 523 sq ft – 49 sq m
Garage Area 403 sq ft – 37 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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