



Thriplow Road, Fowlmere, SG8 7QT

CHEFFINS

Thriplow Road

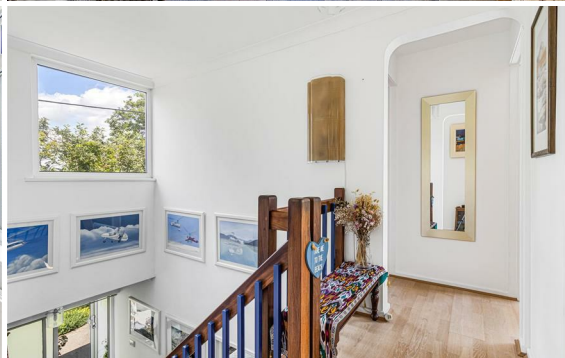
Fowlmere,
SG8 7QT

Grange View is a most impressive detached village home, offering beautifully presented, well-proportioned and versatile accommodation arranged over two floors. The property has been thoughtfully updated to include a contemporary fitted kitchen and stylish modern bathrooms, and occupies a particularly desirable setting with far-reaching countryside views to the rear. Standing within generous grounds extending to approximately 0.3 of an acre, Grange View enjoys an enviable position between the highly regarded villages of Fowlmere and Thriplow, combining a peaceful rural outlook with excellent access to nearby amenities and communications.

5 2 3

Guide Price £795,000





LOCATION

Fowlmere is a most desirable and highly sought after south Cambridgeshire village which enjoys an excellent range of local amenities including village hall, primary school, historic church, public houses and restaurants as well as being home to a RSPB reserve. The university city of Cambridge is about 8 miles away. For the commuter there are mainline stations close by in Shepreth, Foxton and Whittlesford for London's King's Cross and Whittlesford for London Liverpool Street. The village is also well-placed for major routes including the M11 motorway junction 10 at Duxford and Harston (junction 11).

DOUBLE GLAZED SLIDING ENTRANCE DOOR

into:

ENTRANCE PORCH

tiled floor with underfloor heating, double glazed window to the side and a double glazed sliding frosted door into:

RECEPTION HALLWAY

staircase rising to the first floor with timber steps, newel post, handrail and painted spindles, double panelled radiator, Travertine tiled floor, storage cupboards with frosted glazed doors.

CLOAKROOM/BATHROOM

fitted with three piece suite comprising panelled bath with mixer/shower tap and glazed extending shower screen, wash hand basin and low level w.c., tiling to walls, Travertine tiled floor, heated towel rail/radiator, underfloor heating, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the rear.

KITCHEN/DINING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers with granite working surfaces with matching upstands, butler style sink unit with Quooker boiling water tap, fitted and concealed dishwasher, Belling cooking range, fitted and concealed automatic washing machine/dryer, plumbing and space for American style fridge/freezer, wall lights, tiled floor, radiators, double glazed windows to the front, rear and side and a pair of double glazed doors leading out to the garden.

SITTING ROOM

with coved ceiling, radiators, tiled floor, double glazed window to the side, single glazed doors and windows to the rear leading to:

GARDEN ROOM

ceiling with inset downlighters, double glazed to three sides incorporating twin double glazed doors leading out to garden, slate tiled floor with underfloor heating.

LIVING ROOM

coved ceiling, radiators, double glazed windows to the front and side.

BEDROOM/FAMILY ROOM

radiator, double glazed window to the front.

ON THE FIRST FLOOR**LANDING**

wooden flooring, double glazed window to the front.

BEDROOM 1

range of fitted wardrobe cupboards, architectural radiator, double glazed window to the side, double glazed doors and double glazed windows to the rear.

BEDROOM 2

radiators, double glazed windows to front and side, eaves storage.

BEDROOM 3

eaves storage, radiator, double glazed window to the rear, walk-in cupboard housing pressurised hot water cylinder and iboost and central heating controls.

BEDROOM 4

radiator, large wardrobe cupboard, double glazed window to the front.

SHOWER ROOM

tiled shower cubicle with glazed door, wash hand basin with mixer taps, storage cupboards below, dual flush w.c., heated towel rail/radiator, tiled walls, tiled floor with underfloor heating, double glazed window to the rear.

OUTSIDE

Front garden with tarmac in and out driveway, shrub beds, mature hedgerow. DOUBLE GARAGE with remote control up and over door with power and light connected, covered car port to other side again with remote control up and over door.

Attractive landscaped gardens with adjoining parcel of agricultural land. The gardens are thoughtfully planted with shrubs, flowers, lawned area, outbuildings including STUDIO, TIMBER STORAGE SHED. post and rail fence to the rear enjoying far reaching views across the undulating countryside.

AGENTS' NOTE

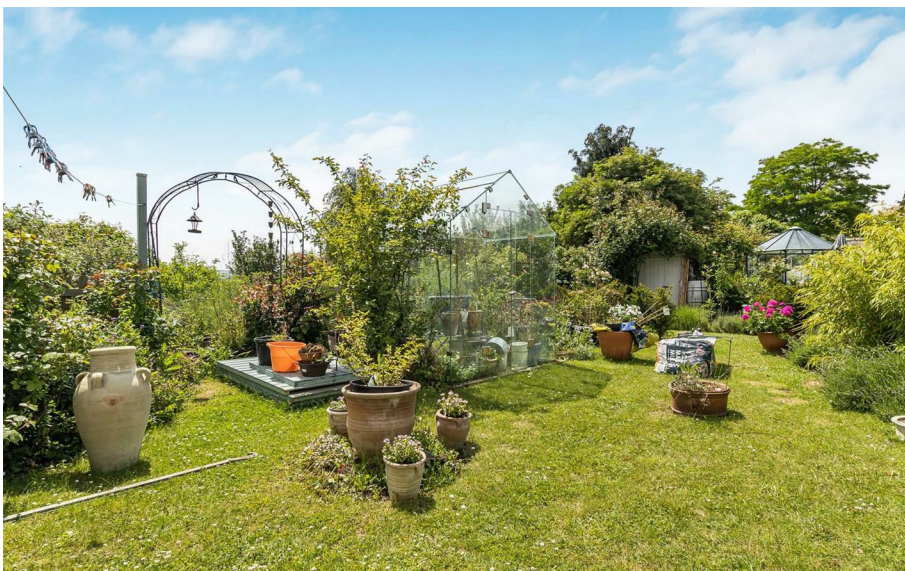
The property has 14 solar panels, 6 storage batteries and an i-boost currently on a feed in tariff.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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	

Guide Price £795,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – South Cambridgeshire District Council



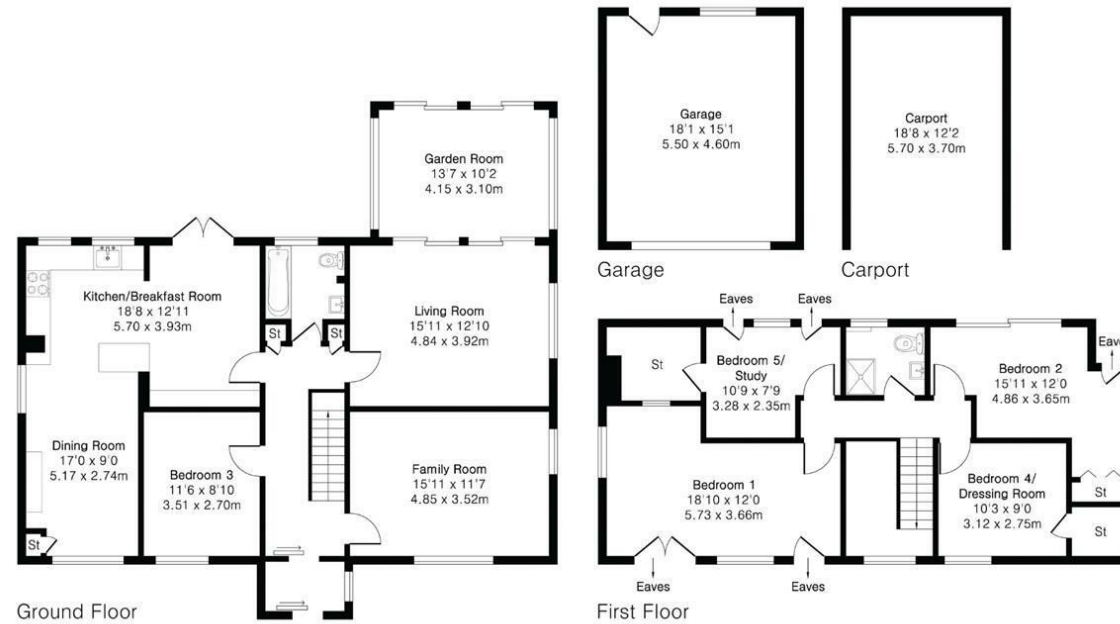


**Approximate Gross Internal Area 1966 sq ft - 183 sq m
(Excluding Garage)**

Ground Floor Area 1213 sq ft – 113 sq m

First Floor Area 753 sq ft – 70 sq m

Garage Area 272 sq ft – 25 sq m



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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