



Wilbraham Road, Fulbourn, CB21 5GT

CHEFFINS

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Fulbourn,
CB21 5GT

Occupying a generous plot in one of Fulbourn's most sought after residential settings, this beautifully extended and significantly improved family home combines characterful original features with high quality contemporary finishes throughout. Offering versatile accommodation across three floors, extensive parking, landscaped gardens and far reaching views over adjoining arable farmland.

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Guide Price £975,000





LOCATION

Wilbraham Road enjoys a highly regarded position within the popular village of Fulbourn, offering an excellent balance of village charm and city convenience. The village provides a wide range of everyday amenities including shops, pubs, cafés, a primary school and healthcare facilities, while Cambridge city centre is easily accessible by car, bicycle or regular bus services. The nearby A14, M11 and Cambridge North and Cambridge railway stations provide excellent transport links for commuters, and Addenbrooke's Hospital, the Biomedical Campus and major employment hubs are all within easy reach.

STORM PORCH

covering panel glazed entrance door leading through into:

ENTRANCE HALL

A welcoming entrance hall featuring stone flooring, underfloor heating, inset LED downlighters and staircase rising to first floor accommodation. Double glazed bay window to front aspect, panel doors leading to respective rooms and opening through into the dining room.

FAMILY BATHROOM

Comprising a three piece suite with panel bath incorporating hot and cold mixer tap and dual shower head attachment with shower curtain rail, concealed dual flush WC and hand wash basin with mixer tap. Tiled surround, stone flooring, underfloor heating, inset LED downlighters and extractor fan.

BEDROOM FIVE

A versatile ground floor bedroom featuring continuation of the stone flooring, underfloor heating, cast iron feature fireplace, fitted shelving within chimney breast recesses and double glazed bay window to front aspect.

FAMILY ROOM

A superb reception space centred around an open fireplace with tiled hearth and wooden mantle surround. Built in storage cupboards within chimney breast recesses, continuation of flooring from the entrance hall, underfloor heating, inset LED downlighters and two sets of double glazed bi folding doors opening onto the side passage. Internal window through into the kitchen and open access into the dining room.

DINING ROOM

Continuation of the stone flooring from the family room, underfloor heating, air conditioning unit, understairs storage cupboard and pantry store. Open plan access through into the kitchen creating an excellent entertaining and family space.

KITCHEN

Beautifully appointed with an extensive collection of wall and base mounted storage cupboards and drawers beneath stone work surfaces incorporating inset sink with mixer tap and drainer. Central island incorporating integrated NEFF induction hob with extractor over, integrated Bosch ovens together with further Bosch oven units, integrated dishwasher, full height fridge and separate full height freezer alongside additional pantry storage. Sky lantern providing excellent natural light, underfloor heating, inset LED downlighters and full width double glazed bi folding doors opening directly onto the rear terrace and garden.

FIRST FLOOR LANDING

Open staircase rising to second floor storage area, Velux skylight, inset LED downlighters and wall mounted thermostat.

BEDROOM FOUR/DRESSING ROOM

Fitted with built in wardrobes incorporating hanging rails and shelving together with further wall mounted storage platform, underfloor heating, and double glazed window to front aspect.

UTILITY ROOM

Fitted with wall and base mounted storage cupboards and drawers beneath stone effect work surfaces incorporating sink with mixer tap. Plumbing and space for washing appliances, further storage space and double glazed window to front aspect, underfloor heating.

FAMILY BATHROOM

Comprising a three piece suite including impressive corner shower enclosure with dual shower attachments, wall mounted body jets and integrated seating accessed via glazed sliding door. Concealed dual flush WC and hand wash basin with mixer tap and storage beneath. Tiled flooring and surround, underfloor heating, illuminated mirrored cabinet, heated towel rail, extractor fan, inset LED downlighters and Velux skylights to side aspect.

BEDROOM THREE

Double glazed window to front aspect, underfloor heating.

PRINCIPAL BEDROOM SUITE

An impressive principal suite featuring air conditioning, open wardrobe area with fitted hanging rails and shelving, underfloor heating, inset LED downlighters and double glazed doors opening inward onto a Juliet balcony overlooking the rear garden and countryside beyond. Panel door leading through into:

ENSUITE SHOWER ROOM

Comprising a three piece suite with shower enclosure incorporating wall mounted and dual ceiling mounted rainfall shower heads with glazed partition and tiled surround, concealed dual flush WC and hand wash basin with mixer tap and tiled splashback. Tiled effect flooring, underfloor heating, wall mounted lighting, inset LED downlighters, extractor fan and Velux skylight with fitted blind.

BEDROOM TWO

A generous double bedroom, with underfloor heating, featuring double glazed doors opening inward to create a Juliet balcony enjoying elevated views across the rear garden and adjoining fields. Panel door providing access into:

ENSUITE SHOWER ROOM

Comprising a three piece suite including shower enclosure with wall mounted and ceiling mounted shower heads, glazed door and tiled surround. Concealed dual flush WC, hand wash basin with mixer tap and tiled splashback, tiled flooring, underfloor heating, extractor fan, inset LED downlighters and Velux skylight with fitted blind.

SECOND FLOOR

Access by the stairs from the first floor landing, with pitched ceilings, LED strip lighting and two doors separating the very accessible storage areas.

OUTSIDE**REAR GARDEN**

The rear garden is principally laid to lawn and enjoys a wonderful open aspect backing directly onto adjoining arable farmland. Immediately adjoining the rear of the property is a large stone paved entertaining terrace area complete with brick built barbecue area, whilst further paved pathways extend through the garden leading to side gated access. There are a collection of raised planting beds, mature hedging to one boundary and several mature trees positioned throughout the plot.

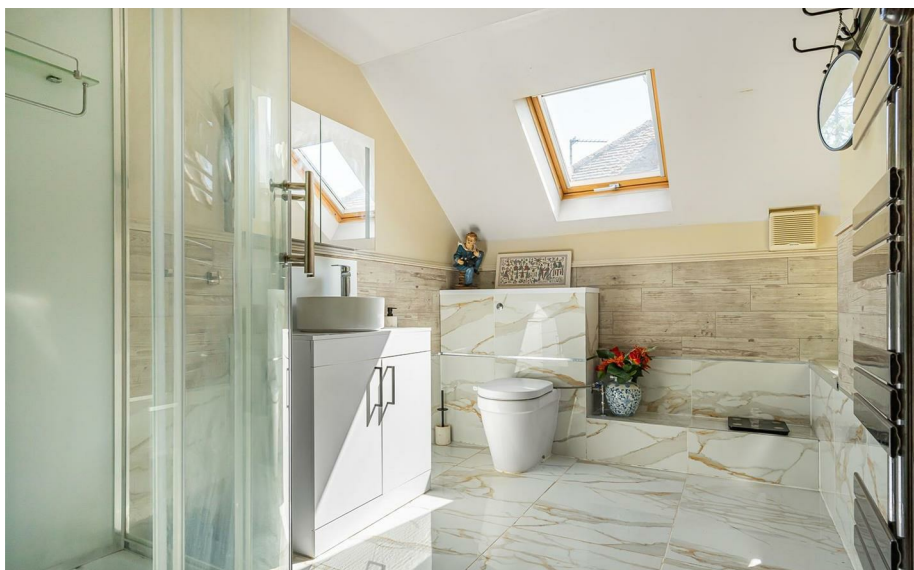
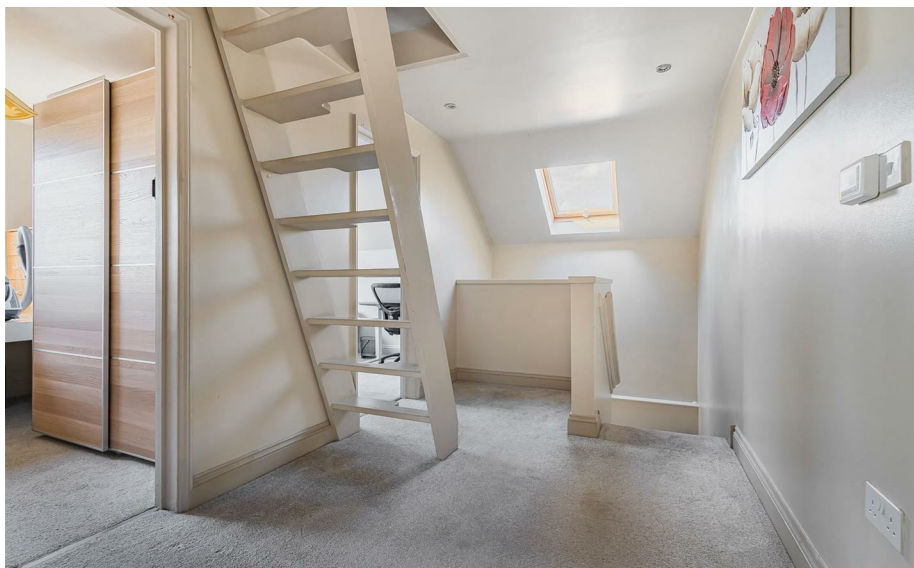
Positioned to the side of the property is a covered outdoor kitchen fitted with base mounted storage cupboards beneath stone effect work surfaces incorporating inset stainless steel sink with hot and cold mixer tap and power points. There is an integrated four ring gas hob together with space for a surface mounted barbecue, creating an excellent outdoor entertaining and dining space.

To the rear of the garden is a substantial studio/gym building fitted with power and lighting, with a further paved patio seating area positioned directly in front. In addition, there is a separate garden studio/home office also fitted with power and lighting, alongside a brick and timber built storage shed providing further practical storage space.

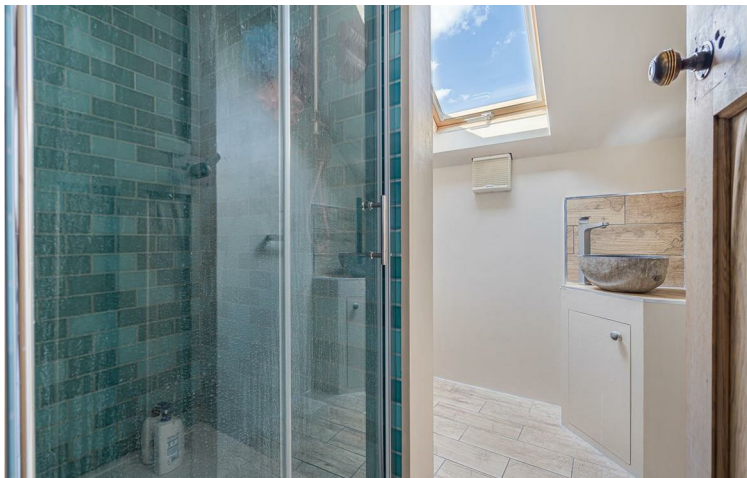
The far boundary is enclosed via brick walling together with wrought iron fencing, all enjoying attractive open views over the agricultural fields beyond.

FRONT ASPECT

The property is approached via a dropped kerb from Wilbraham Road leading onto a generous gravel driveway providing off road parking for multiple vehicles. The frontage is enclosed by low level hedging and fencing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 £975,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - South Cambridgeshire District Council



**Approximate Gross Internal Area 2734 sq ft - 255 sq m
(Excluding Outbuilding)**

Ground Floor Area 1343 sq ft – 125 sq m

First Floor Area 879 sq ft – 82 sq m

Second Floor Area 512 sq ft – 48 sq m

Outbuilding Area 390 sq ft – 36 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.

CHEFFINS

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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