



**Hillside Meadow, Fordham CB7 5PJ**

**Offers Over £700,000**

**MA**  
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# Hillside Meadow, Ely, CB7 5PJ

A superb four/five bedroom family home in this quiet cul de sac location in the much sought after village of Fordham.

Fordham offers many amenities including a range of shops, pubs and restaurants, a highly regarded primary school and two garden centres. Its also an easy commute to Cambridge via road or by the nearby stations at Soham and Ely.

The accommodation includes a living room, dining room, study, kitchen/breakfast room, sitting room, cloakroom, five bedrooms (two with ensuite) and a family bathroom.

Externally, there is an enclosed rear garden with patio and to the front a driveway that provides off road parking for several cars and a double garage.

## NO UPWARD CHAIN.

### Entrance Hall

Expansive entrance hall with wooden flooring. Doors leading to kitchen, dining room, living room, sitting room, study and cloakroom. Vertical radiator. Curved staircase leading to the first floor landing.

### Kitchen/Breakfast Room

13'6" x 11'8"

Contemporary Shaker style eye and base level cupboards with granite worktop over. Butler sink with mixer tap over. Aga, with extractor over. Inset induction hob. Dishwasher. American style fridge/freezer. Matching kitchen island with further storage under and incorporated breakfast bar seating. Subway style tiled splashbacks. Tiled flooring. Dual aspect windows. Doors leading to the utility room and entrance hall. Opening to the dining room.

### Dining Room

12'4" x 11'1"

Spacious dining room with wooden flooring. French doors leading to the rear garden. Double doors leading to the lounge. Door leading to the entrance hall. Opening to the kitchen.

### Lounge

20'2" x 12'2"

Spacious, well presented lounge with wooden flooring. Feature fireplace currently fitted with am Aga wood burner stove with attractive exposed brick surround and mantel. Radiator. Dual aspect windows. French doors leading to the rear garden. Double doors leading to the dining room. Door leading to the entrance hall.

### Sitting Room

13'5" x 9'10"

Spacious, well presented room with door and bay window to the front aspect. Wooden flooring. Fitted with pedestal sink with mixer tap over. Radiator. Door leading to the entrance hall. NB: This room can be completely self-contained.

### Study

9'8" x 8'3"

Offering a variety of uses, with wooden flooring. Radiator. Window to the front aspect. Door leading to the entrance hall.

### Showroom

White suite comprising low level W.C., handbasin and shower cubicle. Tiled flooring. Door to entrance hall.

### Utility Room

Modern Shaker style eye and base level cupboards with granite work top over. Stainless steel sink and drainer with mixer tap over. Washing machine and tumble dryer. Subway style tiled splashbacks. Tiled flooring. Solar battery mechanics. Half glazed door leading to the rear garden. Door leading to the kitchen.

### Landing

Generous landing with doors to all bedrooms and bathroom. Wooden flooring. Airing cupboard. Window to the front aspect. Stairs leading to the entrance hall.

### Master Bedroom

12'9" x 12'0"

Spacious double bedroom with wooden flooring. Built-in double wardrobes. Radiator. Window to the rear garden. Doors leading to the en suite and landing.

### En Suite

Stunning, contemporary en suite. Low level W.C., wall mounted twin inset handbasins with mixer taps over, twin framed heated mirrors and built-in storage drawers under. Dual generous walk-in shower cubicles with digital taps. Beautifully tiled throughout. Obscured window. Door leading to the Master bedroom.

### Bedroom 2

11'3" x 9'10"

Well proportioned bedroom with window to the rear aspect. Built-in wardrobe. Wooden flooring. Radiator. Doors leading to the en suite and landing.

### En Suite

White suite comprising low level W.C., pedestal handbasin with mixer tap over and framed heated mirror. Walk-in shower cubicle. Ladder radiator. Attractively tiled. Door leading to Bedroom 2.

### Bedroom 3

12'2" x 9'1"

Well proportioned bedroom with window to the rear aspect. Wooden flooring. Radiator. Door leading to the landing.

### Bedroom 4

12'4" x 8'11"

Well proportioned bedroom with window to the rear aspect. Built-in wardrobe. Wooden flooring. Radiator. Door leading to the landing.

### Bedroom 5/Dressing Room

9'8" x 8'5"

Well proportioned bedroom with window to the front aspect. Built-in wrap around wardrobes. Wooden flooring. Radiator. Door leading to the landing.

### Bathroom

Stunning, contemporary bathroom with white suite comprising low level W.C., oval freestanding bath with digital mixer tap and shower attachment over, generous walk-in shower with digital tap. Inset handbasin with mixer tap over, heated mirror and storage drawers under. Obscured window. Door to the landing.

### Outside - Front

Block paved driveway leading to the double garage, providing off road parking. Attractive raised bed planted with a huge variety of established small tree and shrub planting. Block paved pathway leading to the front door with storm porch over. Access gate to the rear garden.

### Double Garage

With up and over door leading to the driveway.

### Outside - Rear

Generous garden mainly laid to lawn with a variety of established shrub and small tree planting to the borders. Patio area with french doors leading to both the dining room and lounge. Door to the utility room. Solar panels Access gate to the front.

## PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 192 SQM

Parking – Driveway & Garage

Electric Supply - Mains/Solar Panels

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast connected, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

## Location

Fordham, located in the Newmarket district of Suffolk, England, is a picturesque village known for its charming rural character. It features a selection of local shops including convenience stores and a butcher, along with amenities such as a primary school, pub, and community hall. Nestled approximately 5 miles from Newmarket town centre, Fordham offers easy access to larger retail and entertainment options. Additionally, it is about 15 miles from Cambridge, making it an attractive location for those seeking a peaceful village lifestyle with proximity to urban conveniences. The village is well-connected by road, enhancing accessibility to both local and regional destinations.

- **Substantial Detached House**
- **Well Presented Throughout**
- **Kitchen/Breakfast Room**
- **Four Reception Rooms**
- **Master Bedroom/En-Suite**
- **2nd Bedroom/En-Suite**
- **Three Further Bedrooms**
- **Well Maintained Rear Garden**
- **Highly Regarded Village Location**
- **Viewing Highly Recommended**



GROUND FLOOR  
APPROX. FLOOR  
AREA 983 SQ.FT.  
(91.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 952 SQ.FT.  
(88.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1935 SQ.FT. (179.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(69-80) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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