



Fenbridge, Great Cambourne, CB23 5AD

CHEFFINS

Fenbridge

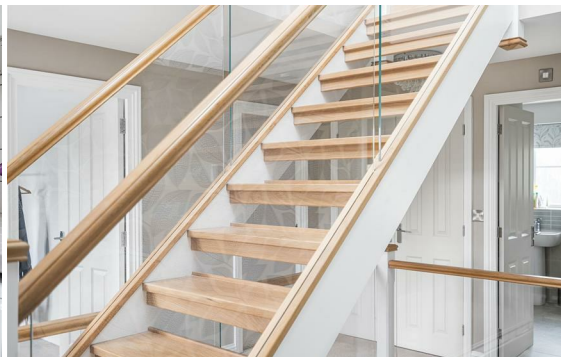
Great Cambourne,
CB23 5AD

A most impressive and substantial detached residence with well proportioned accommodation extending to in excess of 3550 sq. ft, incorporating recently installed Neptune kitchen as well as an impressive master bedroom suite on the second floor. In addition the property benefits from its own enclosed landscaped garden with exterior spaces and Ornate garden pod as well as a double garage. The property also benefits from being close to a proposed new railway station for the East West Rail running from Oxford to Cambridge.

6 4 2

Guide Price £1,000,000





LOCATION

Great Cambourne is a thriving and well-planned village community situated approximately nine miles west of Cambridge, offering an excellent balance of convenience and countryside surroundings. The area provides a wide range of everyday amenities, including shops, supermarkets, cafés, a medical practice, schools and extensive recreational facilities, all within easy reach. There are numerous green spaces, lakes and walking routes, creating an attractive setting for families and professionals alike. The nearby A428 offers swift access to Cambridge, St Neots and the A1, while regular bus services provide direct connections to Cambridge city centre. Cambridge North railway station and St Neots railway station offer fast rail links to London and beyond.

SOLID ENTRANCE DOOR

with privacy glass to side, through to:

PRINCIPAL RECEPTION HALL

with stairs rising to first floor with exposed and brushed oak rail and glass balustrades, engineered oak flooring. Radiator.

CLOAKROOM

with modern white suite comprising low level w.c. with concealed flush, wash hand basin with part tiled walls, tiled flooring, radiator, distorted double glazed window to front aspect.

PRINCIPAL LIVING ROOM

with double glazed window to front aspect, front radiator, wall mounted floor to ceiling radiator, gas fire with wooden mantel and tiled surround and black granite hearth, a pair of glazed doors leading to the Orangery.

STUDY/SNUG

with double glazed windows to front aspect, radiator, laminate flooring, fitted bespoke desk and cabinetry above with fitted shelving and soft close eye level doors.

FAMILY ROOM

with double glazed window to side aspect, laminate wood flooring, feature wall mounted radiator.

ORANGERY

with double glazed windows to rear aspect with views over the garden, further double glazed windows to rear, vaulted glazed roof, spotlights, limestone flooring, wall mounted radiator.

KITCHEN/BREAKFAST ROOM

comprises a range of bespoke built Neptune fitted soft close wall and base units with oak shelving, pull-out drawers below, Silestone quartz work surfaces over, inset stainless steel sink with mixer tap and drainer, integrated Miele appliances comprising dishwasher and 2 waist height ovens with further microwave oven and warming drawers, space for American style fridge/freezer, centre island/breakfast bar with inset Miele induction hob with Miele extractor hood above, granite work surfaces over, pull-through plug sockets with phone chargers and further cupboards and drawers below. Double glazed windows to side and rear aspect with bespoke fitted wooden shutters.

UTILITY ROOM

with bespoke fitted wall and base units with quartz work surfaces over, ceramic dual butler sink with extendable mixer tap and drainer, tiled splashbacks, double glazed window to side aspect, door to garden, limestone flooring, space for washing machine and dryer, cupboard housing wall mounted Gloworm boiler.

ON THE FIRST FLOOR**LANDING**

with stairs rising to second floor, radiator, double glazed window to rear aspect. Airing cupboard housing hot water system and fitted shelving, storage cupboard with fitted shelves.

BEDROOM 2

with double glazed Juliet balcony with views over the garden and radiator.

DRESSING ROOM

with fitted wardrobes, double glazed window to rear aspect with bespoke fitted shutters and radiator.

ENSUITE BATHROOM

comprising modern white suite with low level w.c., with concealed flush, wash hand basin, panelled bath with hand held directional shower, shower cubicle with Mains directional shower with tiled surround, shaver point, privacy double glazed windows to rear aspect, heated towel rail, tiled floor, part tiled walls.

BEDROOM 3

with double glazed windows to front and side aspect, radiator, fitted wardrobes.

ENSUITE SHOWER ROOM

with white suite comprising low level w.c., with concealed flush, wash hand basin, large shower cubicle with wall mounted Mains directional shower, tiled surround, tiled floor, heated towel rail, shaver point.

BEDROOM 4

with double glazed window to front aspect, radiators.

BEDROOM 5

with a pair of double glazed windows to rear aspect, radiators.

BEDROOM 6

with double glazed windows to side aspect, radiator.

FAMILY BATHROOM

with white suite comprising low level w.c. with concealed flush, wash hand basin, panelled bath with hand held directional shower, double shower cubicle with glazed screen, drencher shower and wall mounted directional shower, fitted glass shelving, shaver point, tiled floor and part tiled walls, wall mounted heated towel rail.

ON THE SECOND FLOOR**LANDING**

with Velux rooflight.

PRINCIPAL BEDROOM

with double glazed window to front aspect, window seat, radiator, eaves storage.

ENSUITE BATHROOM

comprising a stylish white suite with freestanding rolltop bath, wall mounted chrome hand held shower and controls, ceramic His and Hers sinks with chrome mixer taps, soft close drawers below, heated towel rail, Porcelanosa tiled flooring, Velux rooflight to rear aspect. Walk-in shower with glazed screen, drencher shower, Mains wall mounted directional shower with chrome fixtures and fittings and controls, shaver point, low level w.c. with concealed flush, mirror with lighting, door through to:

BEDROOM 7/DRESSING ROOM

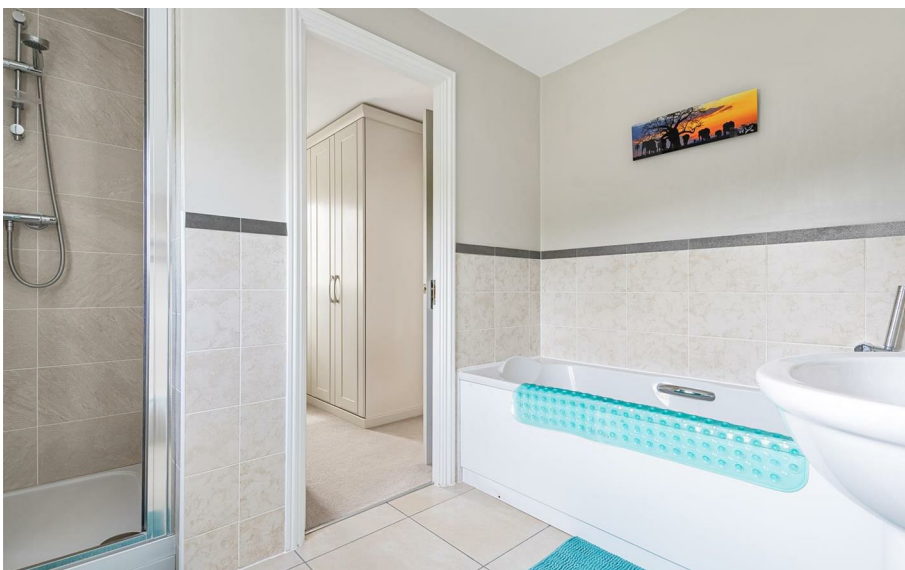
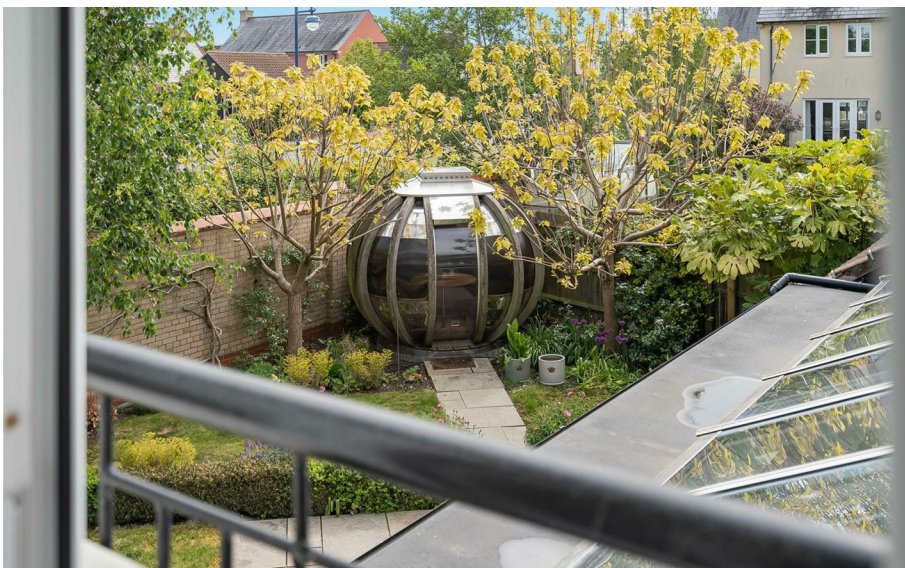
with bespoke wardrobes with hanging rails and shelving, double glazed window to front aspect with window seat, Velux to rear aspect, radiator.

OUTSIDE

To the front of the property the property is approached via a large block paved driveway with parking for four vehicles leading to the double garage with electric up and over doors. The front garden is principally laid to lawn with an array of mature trees and flower and shrub borders, large block paved pathway leading to the front entrance door and further pathway leading to side access.

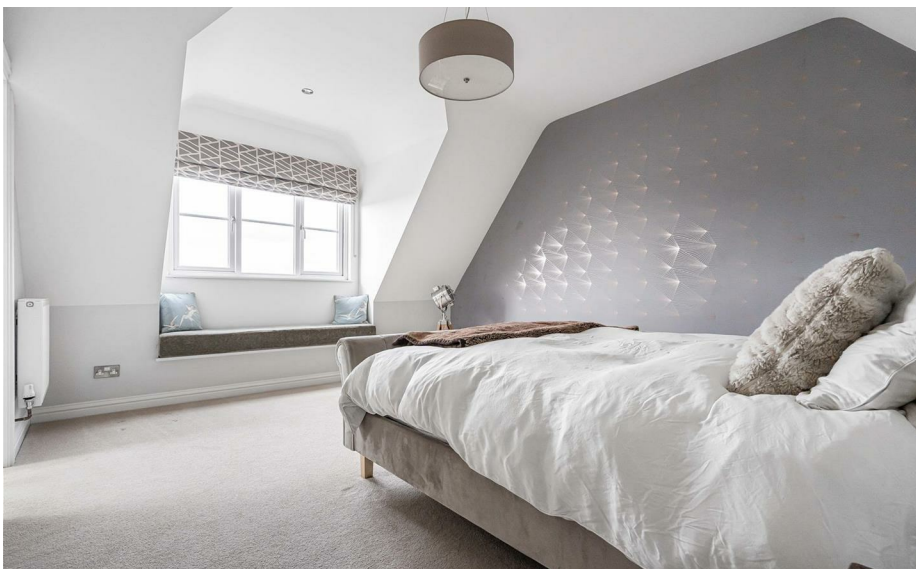
To the rear there is an enclosed landscaped garden bordered by a brick wall, the garden is principally lawned in various areas with paved pathway with flower and shrub borders and low hedgerows and leading to a glazed Ornate garden pod with power and light and fitted seating, impressive entertaining space with barbecue area, granite working surfaces, log store below. Large paved patio area with trellis and further sunken side garden which again is principally laid to lawn bordered by wooden panelled fencing with timber shed and gated side access. Further sunken paved terrace with a raised flower and shrub border, outside cold water tap.

DOUBLE GARAGE can be accessed via a door from the garden, two electric up and over doors, power and light, and stairs rising to first floor ample storage area.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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 £1,000,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – South Cambridgeshire District Council





**Approximate Gross Internal Area 3531 sq ft - 328 sq m
(Excluding Garage)**

Ground Floor Area 1599 sq ft - 149 sq m

First Floor Area 1318 sq ft - 122 sq m

Second Floor Area 614 sq ft - 57 sq m

Garage Area 625 sq ft - 58 sq m





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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.

