



Plot 1 and 2 Long Lane, Fowlmere, SG8 7TG
Freehold



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A PAIR OF STUNNING BRAND NEW TRADITIONAL STYLE DETACHED HOMES SET DOWN A PRIVATE DRIVEWAY, BACKING ON TO OPEN PADDOCKS, WITH BEAUTIFUL VIEWS OVER OPEN COUNTRYSIDE.

Location:

Fowlmere is situated about 9 miles south of Cambridge, 6 miles from Royston and is an attractive village which retains period homes of considerable character. There are a variety of local facilities including a primary school, a public house and a modern village hall with numerous clubs and sports facilities. The A505 is close by, offering fast access to Newmarket (via the A11) and Junction 10 of the M11 is only some 10 minutes' drive; Stansted Airport can be reached within 30 minutes. The A10 is also close by, and the A1 (M25) is within easy reach. Royston mainline train station is a short drive away and provides a fast service to London Kings Cross and on to St Pancras International for Eurostar connections.

The Properties:

Set aside down a private driveway, these properties offer a traditional style home with all the advantages of modern day living and backs on to open paddocks with views over open countryside beyond.

The properties are built to an outstanding design with modern day family living in mind. The simple, yet stunning entrance hall leads to an impressive kitchen/ breakfast/family room ideal for entertaining and is fitted with a luxuriously painted shaker style kitchen units finished in two-tone units. Plot 1 is as shown in photos and the kitchen units in Plot 2 are finished in grey. This open-plan family area offers bright and spacious living, with large bi-fold doors to two sides, opening out on to the large paved terrace and landscaped gardens. The whole space is inviting with a light and fresh feel and provides a real hub of the home. There is a further sitting room with wood burning stove, generous dining room, along with a separate study.

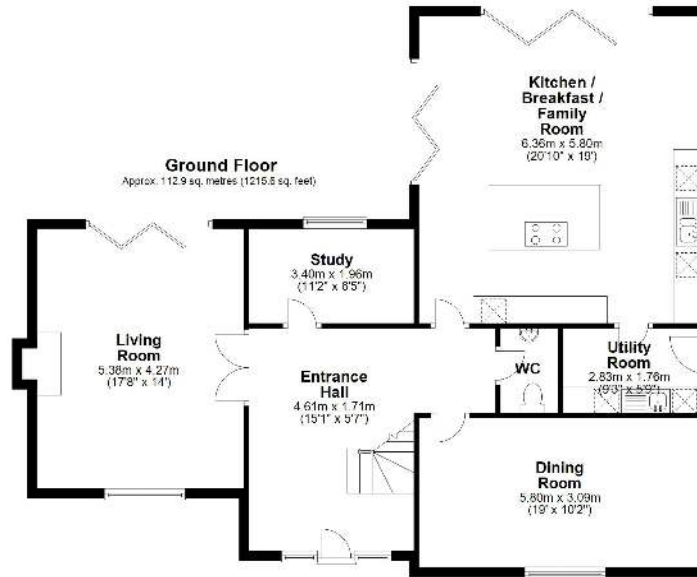
Upstairs there are five double bedrooms, including a master suite with Juliet balcony, luxury en-suite shower room and separate dressing room; as well as an en-suite shower room to guest bedroom two and a family bathroom fitted with contemporary white Roca sanitaryware.

Outside, the properties are set back down a private driveway leading to the detached double garage with parking to front. There is gated side access to the rear of the properties where there is a generous landscaped garden and terrace with views to the rear. Viewing is highly recommended to appreciate these exceptional family homes.









Total area: approx. 259.2 sq. metres (2790.4 sq. feet)

Drawings are for guidance only
Measurements are approximate

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

SPECIFICATION

Kitchen Fittings

- Painted shaker style kitchen finished in two-tone units
- Quartz stone work surfaces and bevelled edge finish
- Kubus stainless steel under mounted sink
- Franke mixer tap with boiling water facility
- Integrated Neff appliances

Utility Room

- Painted shaker style kitchen units
- Quartz work surfaces
- Tiled splash backs
- Stainless steal sink and drainer
- Plumbing and space for washing machine and separate tumble drier

Heating and Water System

- Mitsubishi ecodan air source heat pump with 250 litre cylinder
- Underfloor heating to ground floor
- Independent zoned thermostat's
- Radiators to first with thermostatic valves
- Outside tap

Bathroom, En Suites And Cloakrooms

- Contemporary white Roca sanitaryware
- Roca chrome taps, showers and mixers
- Merlyn shower screens
- Vanity units with basins over
- Heated chrome towel rail
- Tiled splashbacks and floors
- Vanity units with wash basin over
- Large fitted mirrors with lighting and shaver points
- Bath and shower in main bathroom

Electrical

- High quality electrical specification
- Data wiring system
- Fully fitted intruder alarm
- Television points to all reception rooms and bedrooms
- Brushed steel switches and sockets to kitchen/breakfast/ family room and utility room
- Sockets with USB points to all bedrooms, including office and kitchen areas
- Reading lights to master bedroom
- Bollard and security lights to private road
- LED downlighters or pendant lighting throughout
- High velux windows with remote control opening
- Wired smoke alarms
- External lights to front, side and rear
- Electric operated garage doors

Construction and External Finishes

- High quality facing brickwork together with white cement
- Clay tiled roof
- High specification painted timber double-glazed windows
- Oak front door
- Bi-fold doors to rear
- Brick built detached double garage with electric doors
- Stone window cills and lintels

Internal Finishes

- Oak veneer internal doors
- Bespoke Oak staircase and balustrades
- Chrome/brushed steel ironmongery
- Emulsion painted wall finishes throughout
- Smooth plastered ceilings
- Log burning fireplace by Ivett and Reed

Flooring

- High quality Karndean flooring to entrance hall, kitchen/ breakfast/family, dining room and study
- High quality carpet to sitting room, staircase, landing and all bedrooms.
- Ceramic floor tiling to all bath/shower rooms

Landscaping

- Tegula block paved driveway and road
- Extensive sandstone walkways and terraces
- Landscaped front garden
- Turfed rear garden

Property Details

- Warranty: 10 year warranty
- Tenure: Freehold
- Services: Mains electric, water and drainage are connected.

Local Authority

- South Cambridge District Council.

Fixtures and Fittings

- Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

- Photos are of Plot 1, the Show Home (right hand property).

