OAKWOOD, LONG LANE
FOWLMERE
A substantial converted barn providing excellent, versatile accommodation situated in a delightful setting on the edge of this popular south Cambridgeshire village.

Cambridge 8 miles, Royston (fast train to King’s Cross 38 minutes) 5 miles, M11 (junction 10) 4 miles, (distance and time are approximate).

Property Summary

Gross internal floor area 3,251 sq.ft (302 sq.m)

- Ground Floor: Reception Hall, Cloakroom, Sitting Room, Study, Dining Room, Kitchen/Breakfast Room, Utility Room.

- First Floor: 5 Bedrooms, 3 Bath/Shower Rooms (2 En Suite).

- Outside: Parking for Several Vehicles, Double Garage, Large Established Gardens.

In all the property comprises 0.36 acres (0.147 hectares).

Please read Important Notice on the floor plan page.
Description

Oakwood is one of four substantial barns converted in the mid 1990s. Constructed with weatherboard clad elevations under pantiled and slate roofs, the property offers extensive accommodation, arranged over 2 floors, which extends to an impressive 3,251 sq.ft (302 sq.m).

Outside

Set well back from the road, Oakwood is approached via a private driveway, shared with the 3 neighbouring properties. A paved terrace adjoins the front elevation and leads to an area of lawn with miniature trees and shrubs. A large gravelled driveway provides parking for several vehicles and access to a **Double Garage 18'8 x 15'5 (5.70m x 4.70m)** with twin remote controlled roller doors to front, power and light. To the south of the drive is a further area of lawn with various established trees and fruit trees comprising apple and pear.

Gated pedestrian side access leads to a delightful **Kitchen Garden** together with **Greenhouse**, **Shed** and **Store Room**.

A wonderful, mature garden to the rear, well screened by mature trees and bushes, enjoys a south easterly aspect and is a particularly fine feature of the property. A large paved terrace adjoins the rear elevation of the barn, providing a wonderful area for relaxing and alfresco dining and leads to an extensive area of lawn with deep, well stocked flower and shrub beds, various bushes, ornamental pond and a charming **Summer House**.
Property Highlights

- Impressive Reception Hall with staircase to galleried landing and floor to ceiling glazed windows to front elevation.
- Grand dual aspect Sitting Room 28’7 x 24’5 (8.71m x 7.45m) with exposed timbers, inglenook fireplace with inset wood burning stove and French doors to rear terrace.
- 2 further Reception Rooms comprising spacious Dining Room and versatile Study.
- Excellent Kitchen/Breakfast Room with range of matching base and wall cabinets, Britannia electric range with induction hob and extractor hood over, integrated dishwasher and fridge, waste disposal unit, filtrated drinking water tap and under floor heating.
- 5 Bedrooms and 3 Bath/Shower Rooms (2 En Suite).
- Water softener unit.
- Double glazed windows.
- Oil fired heating.
- Security alarm system.
Important Notice
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Location
Fowlmere is an attractive village situated just 8 miles south of Cambridge. The village has a thriving community and provides a good range of facilities including a village hall, 2 churches, public houses, RSPB Nature Reserve and a primary school. Secondary school education is available at nearby Melbourn Village College (about 3 miles). Shepreth Wildlife Park is within about 2.5 miles.

Nearby Cambridge is not only world renowned for its academic achievements, but has also become a 'high tech' and 'bio tech' hub with the University Research and Development Laboratories, internationally renowned Cambridge Science Park and Addenbrooke’s Hospital/Biomedical Campus. The city also provides an extensive range of shopping facilities together with an excellent choice of independent schools. For the commuter, there is a mainline railway station at Royston, providing a fast commuter service to London's King's Cross, in about 38 minutes, and the nearby M11 provides access to Stansted Airport and the M25.

Viewing
By prior telephone appointment with Bidwells 01223 841842

Enquiries
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Additional Information

Local Authority
South Cambridgeshire District Council
0345 045 0500

Outgoings
Council Tax Band: G
Council Tax Payable 2016/2017: £2,326.66
There is a maintenance charge of £40 per month for the upkeep of the private driveway and drainage system.

Services
Mains water and electricity are connected to the property.
There is a private drainage system.

Fixtures & Fittings
All items normally designated as tenant’s fixtures and fittings including curtains and light fittings, are expressly excluded from the sale. However, certain items may be available by separate negotiation.

Energy Rating D

Tenure & Possession
The property is for sale freehold with vacant possession on completion.