



Energy efficient and well-designed detached home

The Firs, High Street, Fowlmere, Royston SG8 7SU

Freehold





Light and spacious architect designed accommodation • Triple glazing, air source heat pump, ventilation system • Optimal orientation for solar panels • Ground floor study/fifth bedroom with adjacent shower room

Local information

- Well regarded South Cambridgeshire village.

- Between the high tech university city of Cambridge and the north Hertfordshire market town of Royston.

- Facilities within the village include a pub/restaurant and a Parish church.

- Further local facilities are available in the nearby village of Melbourn and in Royston and there is also a Waitrose supermarket in Trumpington.

- Comprehensive, cultural, recreational and shopping facilities in Cambridge including the Grand Arcade shopping mall, with a flagship John Lewis store.

- For the commuter there are regular train services available from Foxton Station (2.3 miles) and Royston Station (7.2 miles) into London Kings Cross and from Whittlesford Station into London Liverpool Street.

- The A505 is 1.5 miles south of the village which leads to the M11 (Junction 10) and to the west is the A1 via the Baldock bypass.

- There is a primary school within the village and secondary schooling at Melbourn Village College whilst Independent schooling for all age groups is available in Cambridge including St Faith's, The Perse, Stephen Perse, The Leys, St Mary's and

King's & St John's College schools.

(All travel times and distances are approximate).

About this property

The Firs is one of three energy efficient properties which were completed in 2014 by local developers Enterprise Property Group. Sustainable features include an air source heat pump, ventilation and heat-recovery system, Earthwool insulation; triple-glazed windows; Solar Photovoltaic panels, rainwater collection and there is under-floor heating throughout.

There is a wide entrance hall leading to the double aspect sitting room incorporating sliding doors to the garden, a snug/study which could also be used with the adjacent shower cloakroom as a ground floor fifth bedroom.

An extra wide doorway leads from the hallway to the impressive, light and spacious kitchen/dining/living room. The dining end leads via double doors to the sitting room and there are wide, sliding doors from here to the garden as well. The kitchen area has a useful larder, an island incorporating stainless steel sink unit and it is fitted with a range of dove grey gloss handle-less base and wall units with soft closing doors. In addition there are Silestone worktops, a glass upstand and Siemens integrated oven, hob,



dishwasher and fridge/freezer. Beyond the kitchen is a utility room with space for a washing machine, access to the spacious plant/boot room and a door to the front and nearby lockable stores.

Tenure
Freehold

Local Authority
South Cambridgeshire District Council - Band G

Viewing
Strictly by appointment with Savills

On the first floor, the vaulted landing is particularly impressive allowing light to flood in from the deep opaque glazed window. There is a vaulted master bedroom with en suite bathroom (with bath and shower) and fully fitted dressing room, a guest suite with en suite shower room, two further bedrooms and a large family bathroom with both bath and shower. All of the bathrooms are fitted with contemporary white sanitaryware, showers have fixed glass screens and Mira thermostatic shower mixers and there are heated towel rails.

The property is approached via a shared gravel drive which opens to a private parking area and double garage added to which there are garden, bin and bike stores.

The garden is predominantly to the rear of the house and has been landscaped with a terrace beside the house, lawn, shrub and flower beds and a seating area in the far corner.

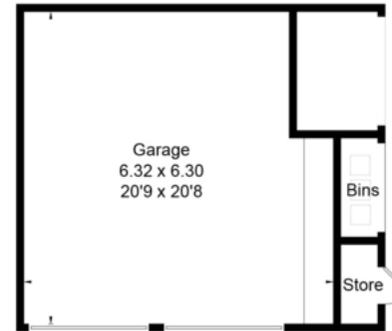
Note: Photographs taken September 2018.



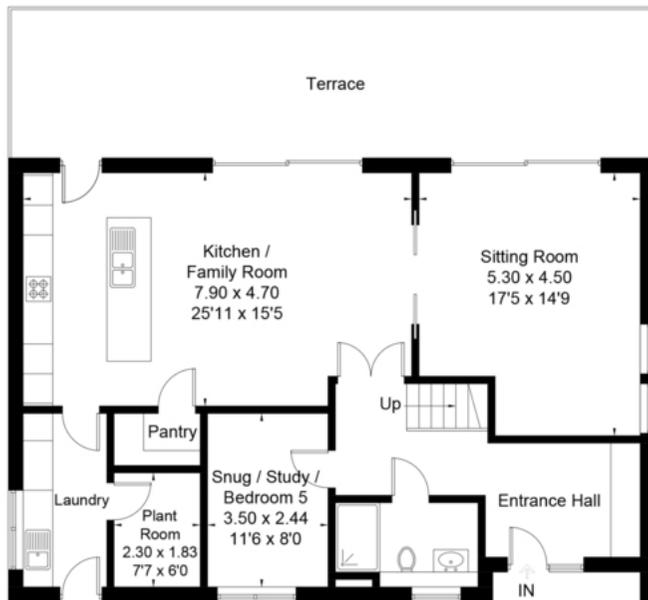


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Gross Internal Area (approx) = 207.8 sq m / 2237 sq ft
 Garage = 38.8 sq m / 417 sq ft
 For identification only. Not to scale.
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Outbuilding
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		92	94
(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, Scotland & Wales		EU Directive 2002/91/EC	

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