



FISHERS LANE
Orwell

Carter Jonas

FISHERS LANE, ORWELL, ROYSTON, HERTS, SG8 5QX

- Cambridge City Centre - approx. 8 miles
- Royston - approx. 7 miles
- Meldreth Railway Station - approx. 4 miles
- M11 (Junction 12) - approx. 6 miles

3/4 Reception rooms • 4 Bedrooms • 2 Bathrooms • Utility room & separate cloakroom/WC • Loft room, ideal for potential 5 bedroom/home office/playroom • Loft storage • Extensive gravelled parking • Detached single garage & workshop • Mature, secluded gardens • EPC rating D

DESCRIPTION

18 Fishers Lane is a highly individual modern four bedroom home offering versatile and characterful accommodation of almost 3000sqft.

The property has been reconfigured and extended by the current owners who have lived in the house for many years and enjoyed its appealing, spacious living space and its very pleasant outlooks.

The layout is currently configured as four bedrooms and four flexible reception rooms which include a lovely open-plan kitchen/dining/sun-room to the back of the house overlooking the lovely rear gardens. There is a further room in the loft which could be converted into a further bedroom (utilising the huge loft storage space) or used as a home office, playroom etc. The house already offers the perfect family home but similarly offers any potential buyer the opportunity to make it their own.

DECEPTIVELY SPACIOUS AND HIGHLY INDIVIDUAL VILLAGE HOME OCCUPYING A DELIGHTFUL PLOT OF AROUND 0.5 ACRES ON THE EDGE OF THIS POPULAR AND WELL SERVED VILLAGE.



OUTSIDE

The house is set well back from the road sitting centrally on its secluded, slightly elevated plot. It is approached over a gravelled driveway providing ample parking and giving access to the detached single garage. The gardens are mainly laid to lawn and thoughtfully planted and well-stocked beds and borders, providing a variety of colour and interest. The grounds extend to around 0.5 acres and back onto fields, affording lovely outlooks from the house and delightfully private outside space, ideal for dining and entertaining etc. There are mature trees including a small fruit orchard, a paved terrace, a potting/garden shed and a greenhouse. The gardens provide wonderful opportunities to gardeners, children and pets.

LOCATION

Orwell is a pretty and thriving rural village situated in a lovely, countryside location between the university city of Cambridge and the market town of Royston. There are excellent amenities in the village including a convenience store/post office, a public house and a hairdressers along with a primary school, all within walking distance of the property. Further facilities can be found in the neighbouring villages of Barrington and Meldreth. Secondary schooling is available at Bassingbourn and Comberton Village Colleges, with a daily bus service to both. There is also a regular bus service to Cambridge. For those needing to commute by road or rail, there is a mainline rail service available from Royston (London Kings Cross 37 mins) and Meldreth (Cambridge 15 mins) along with easy access to the M11 and A1. There are also wonderful, woodland walks in the area up and across the rolling hills and over to the Wimpole Estate.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating and solar panels.

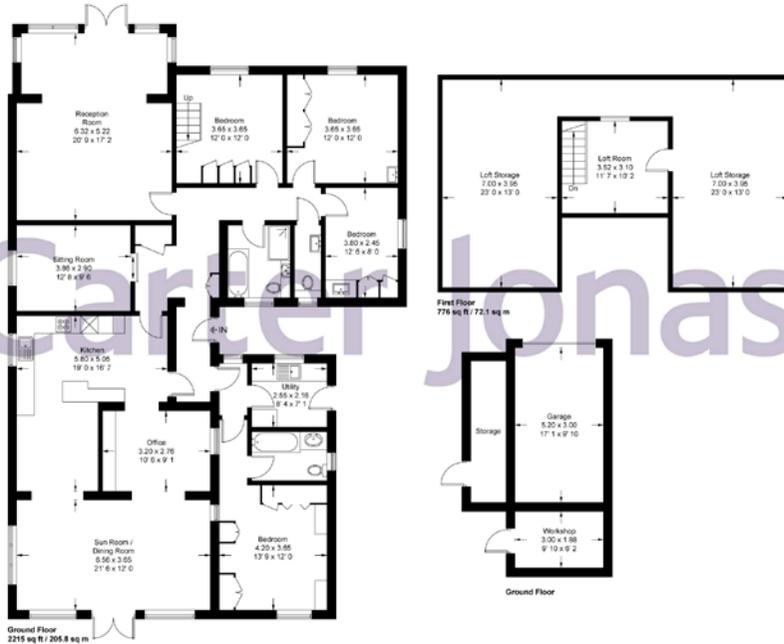
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents.
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Fishers Lane

Approximate Gross Internal Area = 2991 sq ft / 277.9 sq m
 Garage = 168 sq ft / 15.6 sq m
 Storage = 62 sq ft / 5.8 sq m
 Workshop = 62 sq ft / 5.8 sq m
 Total = 3283 sq ft / 305.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 97 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 57 | |
| (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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