



**Isleham Road, Fordham CB7 5NL**

**Guide Price £650,000**

**MA**  
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# Isleham Road, Fordham CB7 5NL

An impressive Grade II listed cottage that dates back to the 16th Century in the popular village of Fordham.

The village offers a range of amenities including various shops, pubs and a primary school.

Accommodation includes three reception rooms, a modern fitted kitchen with high end appliances, four double bedrooms with a dressing room and ensuite to the master.

Externally, the rear garden is landscaped and is well stocked with flowers and shrubs, has a raised terrace and a patio. To the front is a garage with a resin driveway that provides off road parking.

This rare property must be seen to be fully appreciated.

**Entrance Hall**  
With doors leading to the living room and dining room. Stairs leading to second landing.

**Kitchen/Breakfast Room**  
14'1" x 22'11"  
Contemporary Shaker style kitchen with a range of matching eye and base level cupboards with Lapitec worktops over. Inset sink with mixer tap over. Integrated fridge and dishwasher. Matching kitchen island incorporating breakfast bar seating, gas hob with extractor over, two integrated ovens and further storage. Built-in pantry cupboard. Limestone tiled flooring. Light well ceiling window. Victorian style radiator. Stairs leading to the first floor, landing 1. Partition exposed beams to the dining room. Door leading to understairs storage. Glazed double doors leading to family room. Glazed double doors, with full height windows either side, leading to the driveway.

**Dining Room**  
14'9" x 14'5"  
Beautifully presented dining room with oak wood flooring. Stunning exposed brick feature fireplace with brick hearth and bressumer beam. Partitioning open beams to the kitchen/breakfast room. Exposed beams to the walls and ceiling. Sash window to the front aspect.

**Living Room**  
15'1" x 14'1"  
Charming living room with exposed beams. Attractive exposed brick feature fireplace with brick hearth and wooden beam mantel. Dual aspect windows. Radiator. Door leading to entrance hall.

**Family Room**  
11'1" x 20'4"  
Beautifully presented, spacious family room with wooden flooring. Striking exposed brick feature fireplace with brick hearth and bressumer beam. Radiator. Two pairs of French windows leading to both the rear garden and front driveway. Glazed double doors leading to the kitchen/breakfast room.

**Utility Room**  
Fitted with matching eye and base level cupboards with Lapitec work top over. Inset sink with mixer tap over. Space and plumbing for washing machine and tumble dryer. Integrated freezer. Window to the rear aspect. Limestone tiled flooring. Opening to the kitchen/breakfast room. Door to cloakroom.

**Cloakroom**  
Modern white suite comprising low level W.C. and pedestal handbasin

with Victorian style taps over. Limestone tiled flooring. Window to the rear aspect. Door to utility room.

**First Landing**  
With doors leading to the Master bedroom and Bedroom 4. Stairs leading to the kitchen/breakfast room.

**Master Bedroom**  
13'5" x 18'8"  
Spacious double bedroom with vaulted ceiling. Exposed brick inglenook. Dual aspect windows. Doors leading to the en suite, dressing room and first landing

**Dressing Room**  
Generous dressing room with dual aspect windows. Built-in wardrobe and storage cupboards. Radiator. Loft access hatch. Door leading to Master bedroom.

**En Suite**  
Exceptional en suite with white suite comprising low level W.C., wall mounted hand basin with built-in storage cabinet under, freestanding slipper bath with mixer tap over and walk-in shower. Ladder radiator. LVT wood flooring. Window to the rear aspect. Door to Master bedroom.

**Bedroom 4**  
8'6" x 13'5"  
Well proportioned bedroom with dual Velux windows. Radiator. Doors leading to first landing and shower room.

**Second Landing**  
With doors leading to Bedrooms two and three. Stairs leading to the entrance hall.

**Bedroom 2**  
15'1" x 13'9"  
Spacious double bedroom with vaulted ceiling. Exposed beams. Radiator. Dual aspect windows. Door to second landing.

**Bedroom 3**  
14'9" x 14'1"  
Spacious double bedroom with vaulted ceiling. Exposed beams. Radiator. Window to the front aspect. Doors to shower room and second landing.

**Shower Room**  
Contemporary white suite comprising low level, concealed cistern, W.C., inset hand basin with built-in cabinet under and wooden counter top and generous walk-in shower. Ladder radiator. LVT wood flooring. Jack and Jill doors to bedrooms three and four.

**Garage**  
13'1" x 10'9"  
with timber double doors. Access door to the rear garden.

**Outside - Front**  
Resin driveway, providing off road parking leading to the garage. French doors leading to both the kitchen/breakfast room and family room.

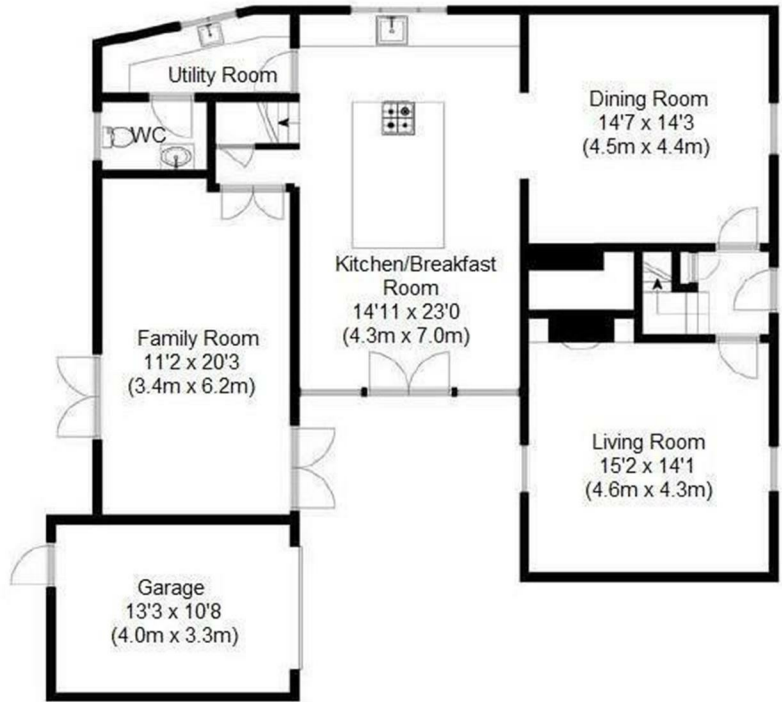
**Outside - Rear**  
Charming rear garden with patio area, bordered with a low brick wall, to the rear of the house with French doors leading to the family room. Lawned area with an attractive exposed clunch wall bordering one side. Further patio seating area to the rear with wooden pergola. Attractively planted with a variety of plants and shrubs. Access door to the garage.

**PROPERTY INFORMATION**  
EPC - C  
Tenure - Freehold  
Council Tax Band - B (East Cambs)  
Property Type - Detached House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 230 SQM  
Parking – Driveway & Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

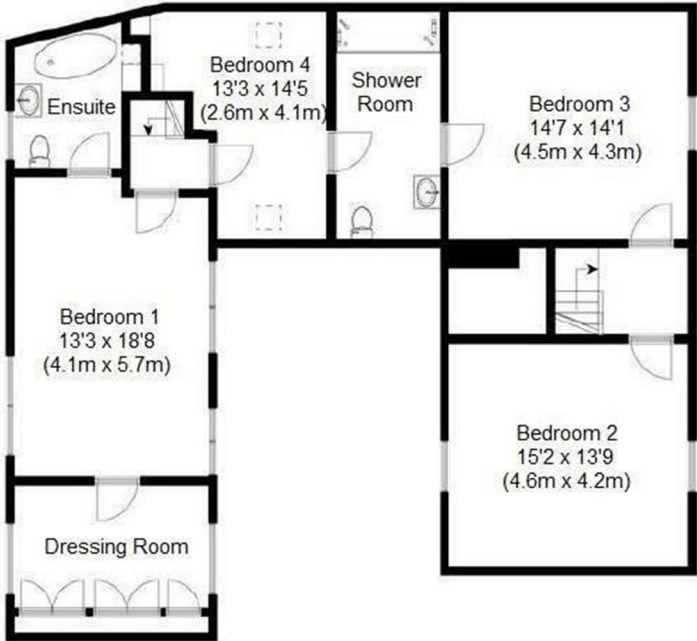
**Location**  
Fordham, located in the Newmarket district of Suffolk, England, is a picturesque village known for its charming rural character. It features a selection of local shops including convenience stores and a butcher, along with amenities such as a primary school, pub, and community hall. Nestled approximately 5 miles from Newmarket town centre, Fordham offers easy access to larger retail and entertainment options. Additionally, it is about 15 miles from Cambridge, making it an attractive location for those seeking a peaceful village lifestyle with proximity to urban conveniences. The village is well-connected by road, enhancing accessibility to both local and regional destinations.

- **Delightful Grade II Listed Detached House**
- **Exceptional Kitchen/Breakfast Room**
- **Dining Room**
- **Living Room**
- **Family Room**
- **Master Bedroom Suite**
- **Three Further Bedrooms**
- **Charming Rear Garden**
- **Driveway & Garage**
- **Viewing Highly Recommended**

GROUND FLOOR



FIRST FLOOR



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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