



Barrowfield Farmhouse
76 Isleham Road, Fordham

**DAVID
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Barrowfield Farmhouse, 76 Isleham Road, Fordham CB7 5NN

The Cambridgeshire village of Fordham lies approximately 5 miles from the renowned horse racing town of Newmarket and 16 miles from the university town of Cambridge. The village boasts many amenities including a Church, primary school, two pubs, village store, fuel station and a nature reserve.

Fantastically presented and cleverly extended, this four bedroom house on the outskirts of Fordham enjoys far-reaching countryside views and sits on a plot measuring approximately 2.5 acres. The stylish and spacious accommodation comprises an entrance hall, three reception rooms, a kitchen, utility room, cloakroom, a bathroom and four bedrooms with the master enjoying an ensuite. Externally boasting ample gated driveway parking and impressively manicured immediate gardens with the addition of a substantial paddock beside.

A spacious four bedroom house in Fordham measuring close to 2,100 sq.ft of accommodation on approximately 2.5 acres.

ENTRANCE HALL Tiled floor and understairs storage.

SITTING ROOM Windows to front and rear aspects with an inset wood burning stove.

DINING ROOM Tiled floor, windows to front and side aspects and stairs rising to the first floor.

SNUG Tiled floor, bi-folding doors leading to the rear garden terrace and open to:

KITCHEN A stylishly fitted kitchen with fitted units, oak worktops over and an inset double sink and drainer with a waste disposal system. Integrated appliances include a single oven and compact oven with microwave function, hob, warming drawer, fridge-freezer and dishwasher. Tiled floor and open to the snug and dining room.

UTILITY ROOM Fitted units, worktops over and an inset double sink and drainer. Space and plumbing for appliances, tiled floor and window to rear aspect.

REAR HALL Tiled floor and a door leading to the rear garden terrace.

CLOAKROOM Vanity sink unit, WC and a window to side aspect.

First Floor

LANDING Window to front aspect.

MASTER BEDROOM A large corner-window to rear aspect, fitted wardrobes and an **ENSUITE** which is extensively tiled with a double sized shower, vanity sink unit, heated towel rail, WC and window to side aspect.

BEDROOM 2 Fitted wardrobes, an airing cupboard and window to rear aspect.

BEDROOM 3 Window to front aspect.

BEDROOM 4 Window to front aspect.

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BATHROOM Extensively tiled with a bath and a shower over, vanity sink unit, WC, heated towel rail and a window to side aspect.

Outside

The property is approached through a timber 5-bar gate that opens to the substantial gravel driveway that offers parking and access for both the property and the paddock beside. The remaining front aspect is lawned with a small selection of shrubs and hedging. The rear garden is predominately lawned with a large paved terrace, mature trees, hedging and shrubs throughout. The paddock is placed beside the south boundary. All of which measuring approximately **2.5 acres**.

SERVICES Gas fired central heating with underfloor heating throughout the ground floor. Mains water, gas and electricity. Private drainage. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

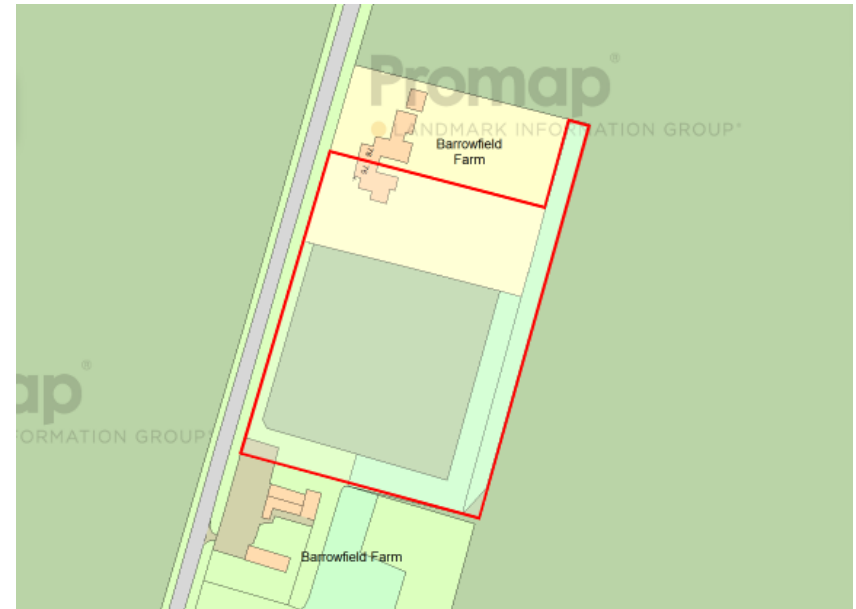
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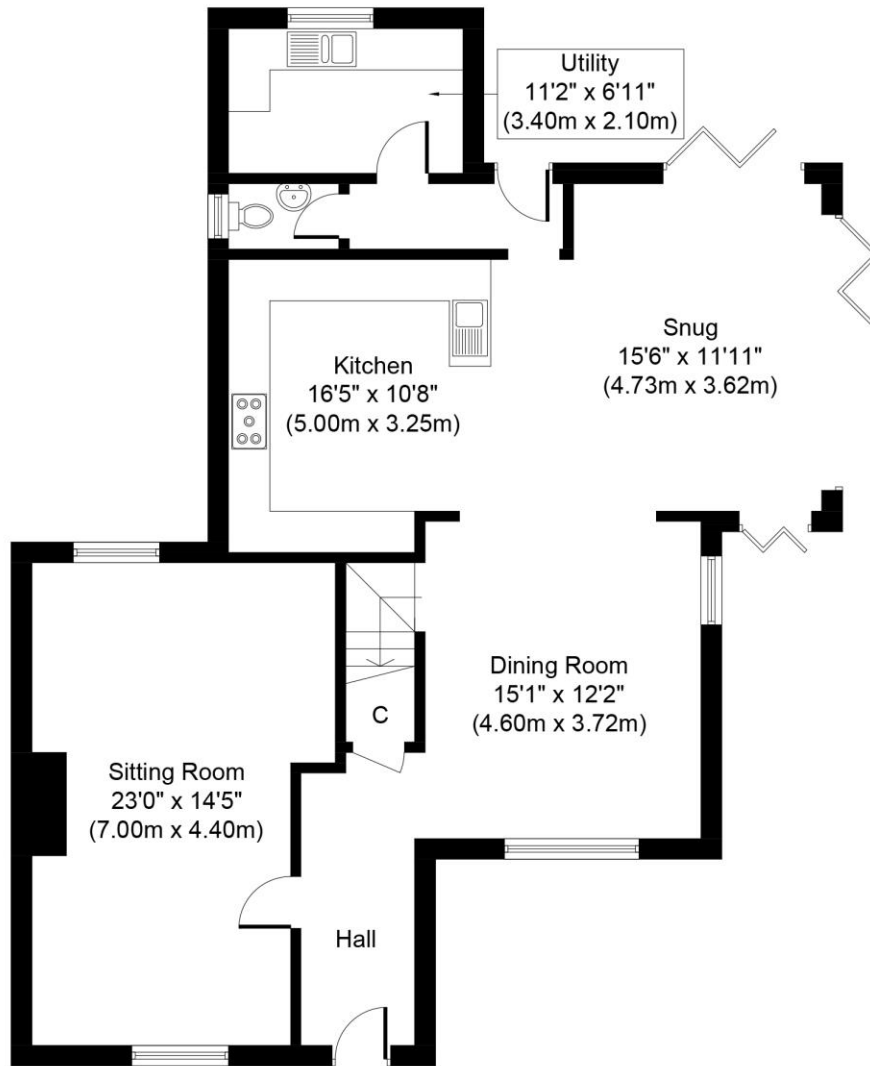
TENURE Freehold.

EPC tbc.

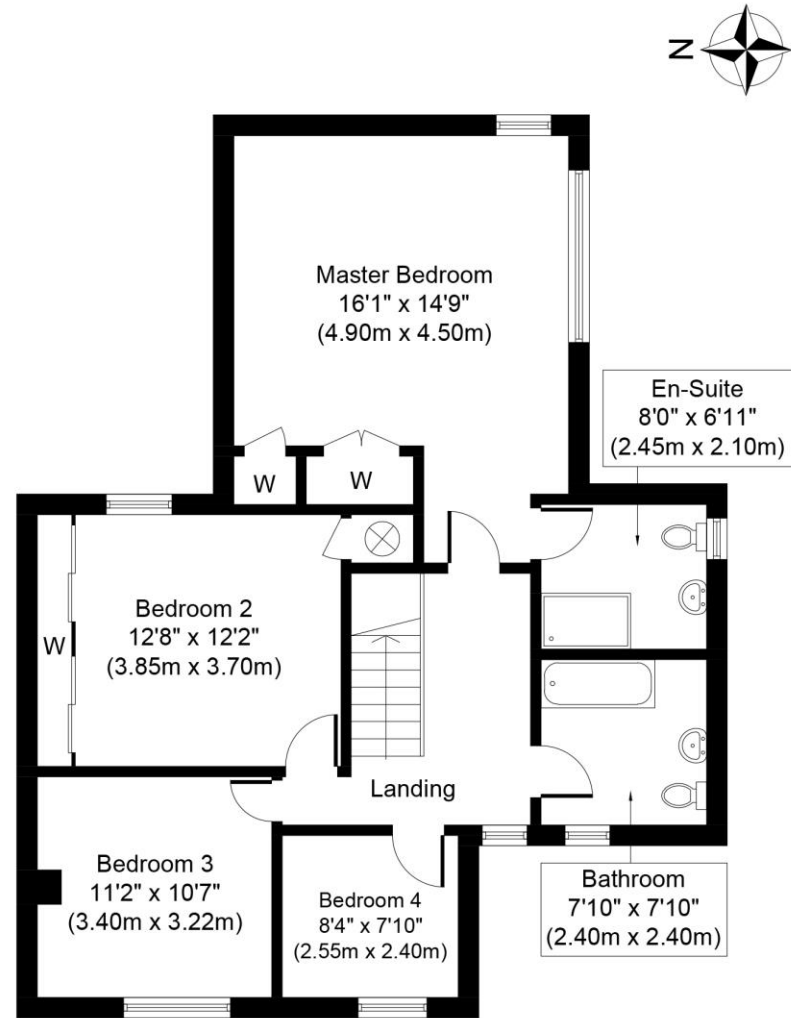
WHAT3WORDS locator.increment.ferrying

VIEWINGS by prior appointment only through David Burr Estate Agents.





Ground Floor
Approximate Floor Area
1174 Sq. ft.
(109.1 Sq. m.)



First Floor
Approximate Floor Area
925 Sq. ft.
(85.9 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

