

STOCKS

FULBOURN, CAMBRIDGE

JACKSON-STOPS

STOCKS
6 CHURCH LANE, FULBOURN, CAMBRIDGE, CB21 5EP

TOTAL APPROX. FLOOR AREA 3,101 SQ FT / 288 SQ M (INCLUDING GARAGE)

A STRIKING AND UNIQUE ARCHITECT DESIGNED HOME BUILT IN THE FORMER WALLED KITCHEN GARDEN OF FULBOURN MANOR IN A HIGHLY DESIRABLE VILLAGE CLOSE TO CAMBRIDGE



DISTANCE

CAMBRIDGE CITY CENTRE 6 MILES
NEWMARKET 11 MILES
ELY 21 MILES
STANSTED AIRPORT 27 MILES
LONDON 60 MILES

ACCOMMODATION

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Principal Bedroom with En-Suite Wet Room and Dressing Room
- Bedroom 2
- Bedroom 3
- Bedroom 4/Study
- Shower Room
- Family Bathroom

OUTSIDE

- Gated Driveway with Ample Parking and Turning
- Integral Double Garage with Workshop and Store/Boiler Room
- Attractive Walled Garden

In Total 0.26 Acre



THE PROPERTY

Stocks is a landmark and unique home, built in 1990 within the former walled kitchen garden of neighboring Fulbourn Manor and on the edge of Fulbourn Nature Reserve. Designed by the renowned Cambridge architect Peter Boston and built by Johnson & Bailey builders, who operated in the city for 75 years, Stocks is a representation of their combined talents showcasing zeitgeist vision and style, craftsmanship, quality and attention to detail of the highest standard throughout.

Strategically positioned and configured to enhance the ingress of natural light and sun throughout the day, the interior benefits from large double glazed aluminum framed windows within timber surrounds, sliding garden doors and strategically located roof lights. The rooms are cleverly designed with a differing mix of wall angles, exposed brickwork together with vaulted and half vaulted ceilings creating an impressive range of spaces and proportions. Quality finishings are in abundance with textured wall plastering, detailed tongue and groove timber wall and ceiling paneling and heavy oak doors.

Entered via a **covered entrance porch**, featuring an exposed timber-framed roof with supporting posts the welcoming **entrance hall** is flooded with light from above. Doors lead through to the main living spaces and bedrooms. The **dining room** is a statement room with vaulted ceilings and roof lights, exposed timber roof structure and sliding doors to the garden. The **sitting room** is equally inviting and triple aspect with an exposed brick chimney breast housing a gas fired wood burner style stove within a limed oak mantlepiece and tiled hearth. The spacious and characterful **kitchen/breakfast room** features an extensive range of bespoke oak cabinetry with decorative detailing, complemented by exposed brickwork and striking tiled flooring. The kitchen is fitted with an electric Aga with ample worktop space and storage throughout.







Adjoining the kitchen is a breakfast /dining area with double doors to the garden. There is an adjacent **utility room** with side door to the courtyard and access to an integral double garage, with separate workshop, store/boiler room and a large mezzanine storage area above.

This part of the house has exciting potential for conversion to self-contained accommodation, amenity or leisure uses, subject to any necessary consents.

The bedrooms are located at the south eastern end of the property, with a separate **principal bedroom suite** featuring an impressive vaulted room with exposed beams, enjoying views to both the rear and side, **dressing room** with bespoke limed oak wardrobes and cupboards and a large **wet room**. There are **two further double bedrooms**, each with dual aspects, whilst a **fourth bedroom/study** boasts bespoke floating bookcasing. There is a **family bathroom** and **shower room**.

OUTSIDE

The property is approached from Church Lane over a gravel drive (via a right of access) to a five bar wooden gate opening onto a gravel **driveway** providing ample **parking**, flanked by well stocked flower and shrub borders. A central brick pavior pathway leads to the front entrance, while a wrought iron gate provides access to an attractive quadrangle courtyard, featuring a water feature and decorative brickwork stylings.

The **gardens** are entirely encompassed within an attractive wall with the main south-west facing rear garden area predominantly laid to lawn and complemented by well stocked flower and shrub borders, yew hedging and established roses. Further facilities include an external water tap and floodlighting.





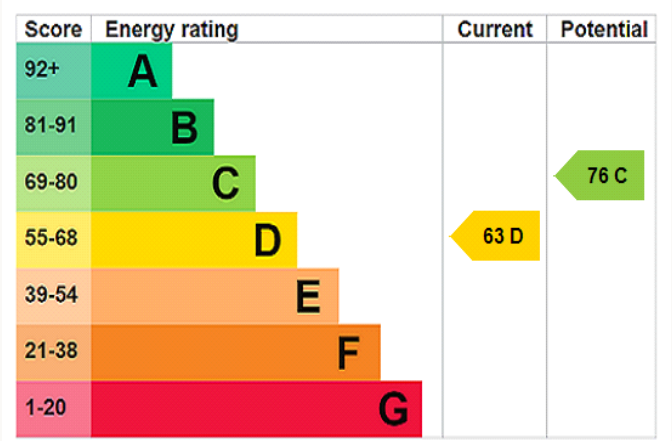


LOCATION

Stocks is set in a quiet and tucked away location but within walking distance of amenities. The village offers a good range of local facilities including a local Co-Op supermarket, greengrocer, butcher, café, public houses, takeaway restaurants and sporting facilities at the Institute Sports and Social Club. Fulbourn is highly commutable to Cambridge with its burgeoning high tech industries, science parks and reputable schools, Addenbrooke's campus is only 3.5 miles and ARM 1.7 miles.

Newmarket also provides a good range of amenities including state and independent schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; Bury St Edmunds offers further amenities. There is excellent access to the A14 and A11 (M11).

There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Cambridge South and North, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.









DIRECTIONS CB21 5EP

From Newmarket, take the A1304 towards Six Mile Bottom. Continue through Six Mile Bottom and join the A11. Leave the A11 following signs for Fulbourn, Balsham and Teversham, then continue along Balsham Road into Fulbourn. Upon reaching the village, proceed along the High Street before turning into Church Lane. Continue past the church and school, whereupon the property will be found a short distance further along on the right hand side.

PROPERTY SERVICES

SERVICES: Mains water, electricity and drainage. Gas fired central heating.

TENURE: The property is freehold with vacant possession on completion.

COUNCIL TAX: Band G
Current annual charge: £4,227.08

LOCAL AUTHORITY: South Cambridgeshire District Council Tel: 01954 713000

BROADBAND SPEED: Ofcom states speed available up to 1800 mbps

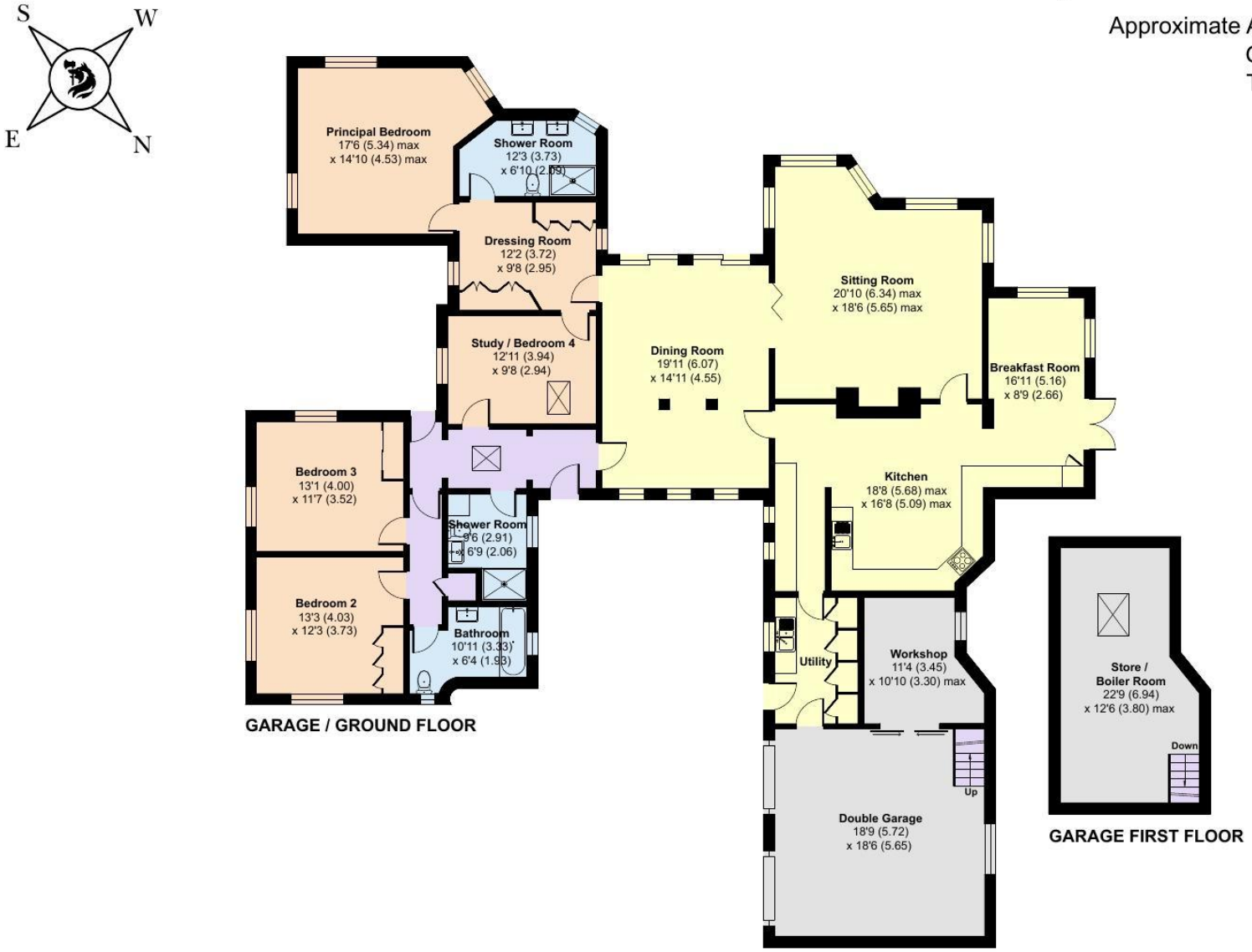
MOBLIE SIGNAL/COVERAGE: Yes

What3words: ///unable.spud.switched

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231

Stocks , 6 Church Lane, Fulbourn

Approximate Area = 2390 sq ft / 222 sq m
Garage = 711 sq ft / 66 sq m
Total = 3101 sq ft / 288 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



NEWMARKET

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