



Mortimers Lane, Foxton, CB22 6RR



Mortimers Lane

Foxton,
CB22 6RR

An exciting opportunity to acquire a rather special and most stylish detached residence of exceptional quality, providing beautifully presented, well proportioned and versatile living accommodation extending to approximately 2862 sqft (gross internal). This splendid home incorporates a wonderful open plan kitchen/breakfast room with an adjacent reception room with stylish high semi-vaulted ceiling which offers a wow factor. In addition the property benefits from a delightful generous mature plot with extensive parking and double garage.

5 3 3

Guide Price £1,200,000





LOCATION

The property itself occupies an outstanding non estate and tranquil position in a picturesque lane within the highly sought after South Cambridgeshire village of Foxton which provides a useful range of local amenities including a village store, primary school, fine church and inn. Foxton has its own main line station situated towards the edge of the village and provides excellent commuter links by rail to London Kings Cross and Cambridge. The village is also conveniently placed for access to major routes including the A505, A10, M11 motorway and the A11 M.

FEATURE COVERED ENTRANCE PORCH

with timber pillars, wooden seat, paved flooring, outside light, wood panelled front entrance door to:

RECEPTION HALL

with staircase to first floor, storage area beneath stairs, radiator, ceramic tiled flooring. Door off to cloakroom.

SITTING ROOM

with central marble fireplace with gas stone effect fire, two radiators, full height sealed unit double glazed windows and sealed unit double glazed door to patio and rear gardens.

DINING ROOM

with radiator, sealed unit double glazed windows to front aspect.

STUDY

with radiator, sealed unit double glazed windows to side aspect.

CLOAKROOM

coat hooks, fitted shelves, low level w.c., wash hand basin with cupboards below, tiled splashbacks, sealed unit double glazed windows to front aspect with frosted glass.

STUNNING OPEN PLAN LIVING SPACE

incorporating a FAMILY ROOM/SITTING ROOM with high semi-vaulted ceilings,

three double glazed Velux windows, full height bi-fold sealed unit double glazed doors with further glazed windows above and these lead directly onto the paved rear terrace and gardens. Opening from this room leads to:

STYLISH AND GENEROUS KITCHEN/BREAKFAST ROOM

with range of units incorporating a stainless sink unit with mixer taps, high quality base units with granite work surfaces to either side with cupboards and drawers below, integrated dishwasher and a large Range style cooker with dual ovens and 5 point induction hob and warming plate above, contemporary style extractor cooker hood above, integrated fridge and freezer, ceramic tiled flooring, door to:

UTILITY ROOM

with stainless steel sink unit with cupboards below, worktops to either side, space for appliances, sealed unit double glazed windows to front aspect, wall mounted boiler set in concealed cupboard, door to useful storage area with hot water cylinder and ceramic tiled flooring, automatic light.

ON THE FIRST FLOOR

LONG LANDING

with trap door and loft ladder to roof space, radiator, built-in airing cupboard

with radiator and slatted shelving, sealed unit double glazed windows to front aspect, door to:

PRINCIPAL SUITE

comprising:

BEDROOM

with sealed unit double glazed windows to side and rear aspect overlooking the gardens, opening to:

DRESSING AREA

with extensive built-in wardrobes with sliding mirror fronted doors, radiator, door to:

ENSUITE BATHROOM

with white suite comprising bath with ceramic tiled walls around, wash hand basin and low level w.c., walk-in shower cubicle with wall mounted shower unit and folding glazed doors, wall mounted radiator/towel rail, ceramic tiled floor, electric shaver socket, sealed unit double glazed windows to side aspect with frosted glass.

BEDROOM 2

with radiator, sealed unit double glazed windows to front aspect, door to:

ENSUITE SHOWER ROOM

with walk-in shower cubicle with folding glazed shower doors and wall mounted shower unit, pedestal wash hand basin with tiled splashback and wall mirror, low level w.c., electric shaver socket.



BEDROOM 3

with radiator, sealed unit double glazed windows to rear aspect.

BEDROOM 4

with radiator, sealed unit double glazed windows to rear aspect overlooking the gardens.

BEDROOM 5

with radiator, large walk-in storage cupboard/wardrobe, sealed unit double glazed windows to front aspect.

FAMILY BATHROOM

with white suite comprising bath with ceramic tiled walls around, wash hand basin with cupboards beneath, worktop to side, low level w.c., walk-in shower cubicle with ceramic tiled walls around, wall mounted shower unit and folding glazed shower doors, vertical radiator/towel rail, electric shaver socket, ceramic tiled floor.

OUTSIDE

To the front of the property there is an attractive garden laid to lawn with shrubs, bushes, hedgerow and well stocked borders around, extensive courtyard style driveway, parking area and driveway which in turn leads to a DOUBLE GARAGE with twin up and over doors, glazed door to side. To either side of the property there is a gated access and pathway leading

into the rear garden, to one side of the house there is an enclosed courtyard style area with room for bin storage and general storage.

To the rear of the property there is a delightful generous garden which is a rather special feature and is laid mainly to lawn with hedgerow, shrubs and trees around, large paved terrace immediately adjacent to the house itself with a further paved patio area, garden storage shed and gated access to the courtyard area to side, external lighting.

AGENTS NOTES

Tenure - Freehold
Council Tax Band - G
Property Type - Detached House
Property Construction - Standard
Number & Types of Room - Please refer to floor plan
Square Footage - 2862 sqft
Parking - Double Garage and Off Street Parking


UTILITIES/SERVICES

Electric Supply - Mains
Water Supply - Mains
Sewerage - Mains
Heating - Mains Gas Central Heating
Broadband - Ultrafast (Predicted top download speed 1000Mbps)
Mobile Signal/Coverage - OK
Conservation Area - Yes





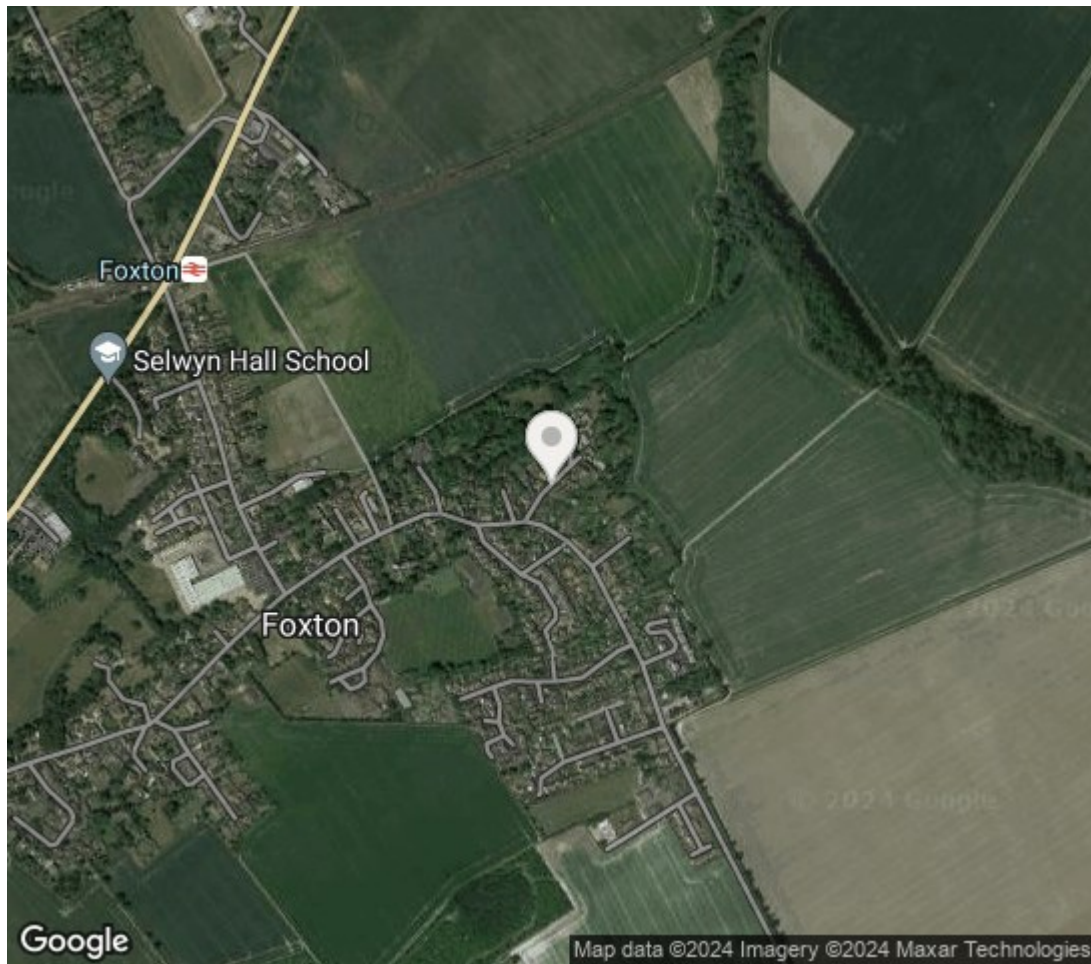


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 Council Tax Band - G
 Local Authority - South
 Cambridgeshire District Council





Approximate Gross Internal Area 2862 sq ft – 266 sq m
 Ground Floor Area 1610 sq ft – 150 sq m
 First Floor Area 1252 sq ft – 116 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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