



Fox Road, CB21 4EZ

**CHEFFINS**

## Fox Road

Balsham,  
CB21 4EZ

Well proportioned individual detached bungalow providing beautifully presented and versatile living accommodation and occupying an outstanding and tranquil non-estate location in a picturesque country lane towards the edge of this highly sought-after South-Cambridgeshire Village. The property also benefits from solar panels, a courtyard style parking area and driveway leading to the detached garage together with a delightful, generous garden backing onto farmland and countryside.

3 1 2

**Guide Price £550,000**





## LOCATION

Fox Road is in a picturesque country lane towards the southern edge of the village and is conveniently located about 10 miles from the University City of Cambridge. The village provides an excellent range of local amenities including a primary school, post office/stores, delicatessen/coffee shop, two pubs, a fine church and recreation ground with children's playarea adjacent. More extensive shopping and schooling facilities are available in the larger neighbouring village of Linton and for the commuter there are main line stations at Whittlesford and Audley End. The nearest M11 motorway access points are located at Duxford (Junction 10) and Stump's Cross (Junction 9).

## COVERED PORCH

stone tiled step and part glazed entrance door to:

## LONG ENTRANCE HALL

with natural wood style flooring, built-in cloaks/storage cupboard, trap door to roof space, door off to:

## PRINCIPAL RECEPTION ROOM

A delightful spacious living room and adjoining dining room with central Inglenook style fireplace with a wood burning stove set on a tiled hearth, two radiators, sealed unit double glazed windows to side aspect, natural wood style flooring, radiator, within the Dining Area and further sealed unit double glazed windows overlooking the delightful gardens and terrace and a pair of full height sliding sealed unit double glazed doors leading to the terrace.

## KITCHEN

refitted with range of attractive high quality units incorporating an inset single drainer sink unit with mixer taps, cupboards below with bin storage, extensive base units comprising high quality granite worktops with cupboards and drawers beneath, upright shelved larder unit and further large shelved unit with shelving, built-in cupboard which also houses washing machine and tumble dryer, integrated Siemens oven and grill and a 4 point Siemens induction hob with extractor cooker hood above, matching high quality granite splashbacks, range of wall storage cupboards, ceramic tiled flooring, sealed unit double glazed windows to rear aspect with wonderful views of the rear gardens and adjacent farmland and countryside beyond. Opening to:

## INNER LOBBY

with space for upright fridge/freezer, adjacent storage and broom cupboard, opening to:

## STUDY/BEDROOM 3

with radiator, extensive fitted shelves set into recess, sealed unit double glazed windows to side aspect.

## BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect and an extensive range of built-in wardrobes and shelved storage cupboards.

## BEDROOM 2

with radiator, sealed unit double glazed windows to front aspect, range of built-in wardrobes and shelved cupboards with sliding doors and built-in airing cupboard housing hot water cylinder with slatted shelving.

## BATHROOM

A spacious and refitted bathroom with suite comprising bath with mixer taps and handheld shower unit, vanity style unit with soft closing drawers beneath, mixer taps and ceramic tiled walls around, low level w.c., large walk-in shower with ceramic tiled walls and a large head shower above, mixer taps and sliding glass doors, wall mounted contemporary style radiator, sealed unit double glazed windows with frosted glass to side aspect, ceramic tiled floor.

## OUTSIDE

To the front of the property there is an extensive shinglestone courtyard style parking and turning area adjacent to which are wrought iron gates providing access to secure off-street parking area and the garage. There is also an attractive garden laid to lawn with well stocked borders, mature shrubs, bushes, trees and hedgerow around.

There is a gated access to the side of the garage leading to a pathway with side door off to the GARAGE which is used as a workshop and store and has light and power. Behind the garage there is a large timber constructed store/workshop with sealed unit double glazed window to side aspect.

The delightful and generous rear gardens are a rather special feature and enjoy a high degree of privacy and seclusion and

are principally laid to lawn with a great variety of mature shrubs, well stocked borders, hedgerow and trees around. There is also a paved terrace immediately adjacent to the property itself and to the other side of the property there is a further paved area with space for bin storage and water butts. A brick paviour pathway leads down from the terrace and to the side of the main gardens to a further area of garden to rear which also has a greenhouse, three timber constructed storage shed. There is also a lawn with feature garden pond to side, compost area and various raised vegetable beds including raspberries (yellow and red), fruit trees including damson, and plum. The gardens back directly onto farmland and enjoy far reaching views in the distance over open countryside.

## AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached Bungalow

Property Construction - Brick Built and Concrete Tiled Roof, Fibreglass Flat Roof on Extension

Number & Types of Room - Please refer to floor plan

Square Footage - 1113

Parking - Garage and Driveway

## UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Air Source Heat Pump and Wood Burning Stove Connected to Radiators

Broadband - Fibre to the Cabinet

Mobile Signal/Coverage - OK





Approximate Gross Internal Area 1113 sq ft – 104 sq m  
 Ground Floor Area 968 sq ft – 90 sq m  
 Garage Area 134 sq ft – 12 sq m  
 Outbuilding Area 145 sq ft – 14 sq m



Energy Efficiency Rating	
Current	Potential
	91
A (82 plus)	
B (71-81)	80
C (59-80)	
D (55-68)	
E (49-54)	
F (21-38)	
G (1-20)	
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>England &amp; Wales</small>	
<small>EU Directive 2002/91/EC</small>	

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Local Authority – South Cambridgeshire



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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