



Orchard House, Shepreth Road, Foxton, CB22 6SX

**CHEFFINS**

# Shepreth Road

Foxton,  
CB22 6SX

5 2 2

Guide Price £1,250,000



- Potential to Create Annexe (STPP)
- Rural Outlooks
- Sought After and Rarely Available Opportunity
- Gated Entrance Leading to a Large Gravel Parking Area
- Desirable South Cambridgeshire Village

A most impressive and unique residence occupying a central position within its generous and well established grounds of about 1.55 acres, enjoying a semi-rural setting with far reaching views over the attractive countryside. The versatile home has been significantly extended to a high specification throughout offering approximately 2,126 sq. ft. of well planned accommodation.



## LOCATION

Foxton benefits from having a convenience store, highly regarded primary school and good access to nearby secondary Schools. There are also excellent commuter links by rail to London Kings Cross and Cambridge and by road via the A10, A505, M11 and the A1/M.

## ENTRANCE HALLWAY

With entrance door, window to the rear aspect, Karndean wood effect flooring, door to, open to:

## GUEST CLOAKROOM

With corner basin with chrome mixer tap over, low level wc with eco flush button, Karndean wood effect flooring.

## KITCHEN/DINER

With window to the rear and side aspect, range of matching eye and base level units, worktop with inset sink and a half with chrome mixer tap over, integrated microwave, space for Rangemaster oven with extractor hood over, space and plumbing for American style fridge freezer, space and plumbing for dishwasher, Karndean wood effect flooring, glazed double doors to the garden, open to:

## FAMILY ROOM

With window to the side aspect, Karndean wood effect flooring, door to:

## LAUNDRY/BOOT ROOM

With space and plumbing for washing machine and dryer, Karndean wood effect flooring.

## INNER HALLWAY

With stairs to the first floor, under stairs storage cupboard, engineered oak flooring, glazed double door to the garden.

## PRINCIPAL BEDROOM

With window to the side aspect, loft access via hatch, door to:

## EN-SUITE SHOWER ROOM

With window to the side aspect, suite comprising low level wc, pedestal wash basin with chrome mixer tap, large shower with curved glass and chrome sliding door, chrome heated towel rail, tiled floor, part tiled walls.

## BEDROOM 2

With window to the side aspect.

## BEDROOM 3

With window to the side aspect.

## BEDROOM 4

With window to the side aspect.

## FAMILY BATHROOM

With contemporary suite comprising; low level wc with eco flush button, 'P' shaped shower bath, pedestal wash basin with chrome mixer tap and electric mirror over, part tiled walls, tiled floor, chrome heated towel rail.

## FIRST FLOOR

## LANDING/STUDY AREA

With Velux window, Junkers solid beech wood flooring, doors to:

## LIVING ROOM

With large gable end window, Velux windows, Junkers solid beech wood flooring.

## BEDROOM 5

With window to the front aspect, Junkers solid beech wood flooring, Velux window airing cupboard housing gas boiler and mains pressure cylinder.

## OUTSIDE

The establish gardens are mostly laid to lawn with mature hedge borders, extending to approximately 1.55 acres featuring a selection of trees including approximately 30 fruit trees, a timber deck area, a range of well stocked feature flower beds, a separate vegetable garden with a patio area, pond and poly tunnel leading to the vegetable plots.

Outbuildings include: a garage with a selection of adjoining stores, log store, storage shed with light and power, greenhouse, an additional storage shed and garden studio with light and power.

## AGENTS NOTES

Tenure - Freehold  
Council Tax Band - D  
Property Type - Detached Bungalow  
Property Construction - Brick/Block, Tiled Roof, Mix of Rendered and Barn Style Timber Clad Finish  
Number & Types of Room - Please refer to floor plan  
Square Footage - 2126  
Parking - Garage and Driveway

## UTILITIES/SERVICES

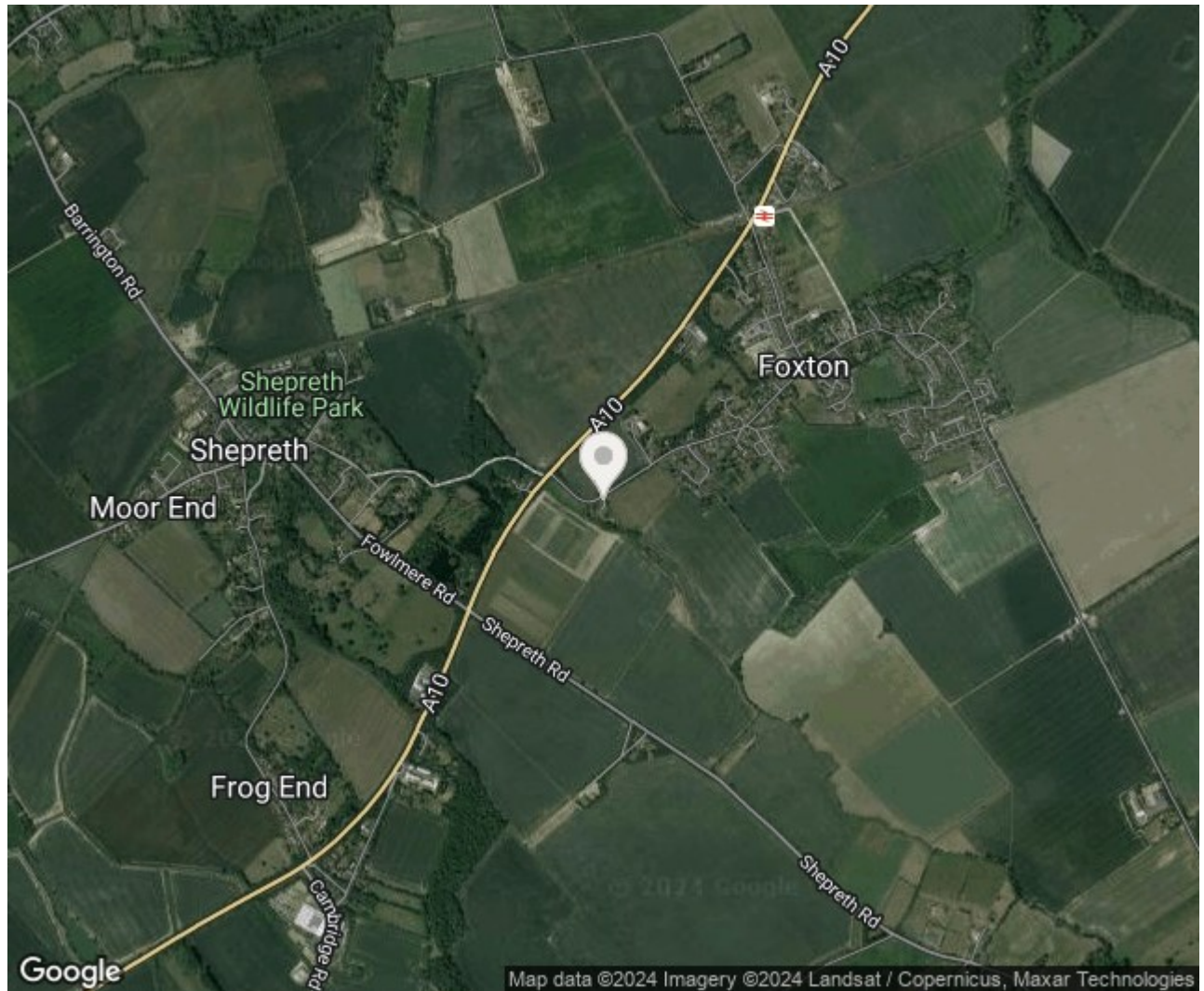
Electric Supply - Mains Supply  
Water Supply - Mains Supply  
Sewerage - Septic Tank  
Heating - Boiler and radiators, mains gas  
Broadband - Fibre to the Cabinet  
Mobile Signal/Coverage - Good





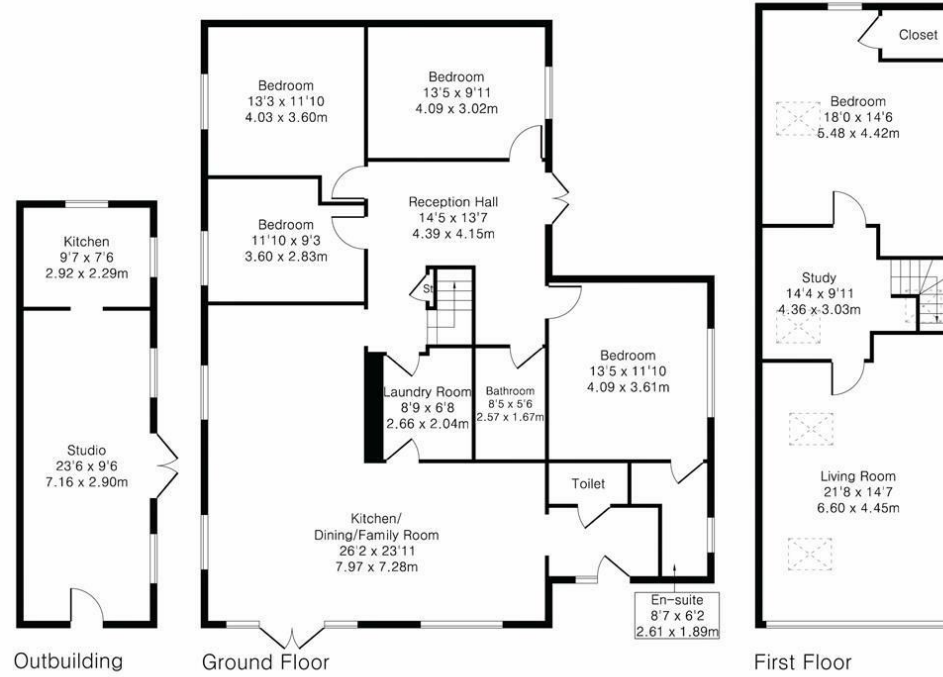
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 Local Authority - South Cambridgeshire  
 District Council





Approximate Gross Internal Area 2126 sq ft – 198 sq m (Excluding Outbuilding)  
 Ground Floor Area 1450 sq ft – 135 sq m  
 First Floor Area 676 sq ft – 63 sq m  
 Outbuilding Area 300 sq ft – 28 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.