



Edis Way, Foxton, CB22 6RW

**CHEFFINS**



## Edis Way

Foxton,  
CB22 6RW

An exciting and rather special opportunity to acquire a most stylish and cleverly designed detached bungalow providing versatile and well proportioned accommodation together with a most attractive enclosed garden area to side and rear which enjoys such a high degree of privacy and seclusion, parking area/driveway and double garage.

3 2 2

**Guide Price £650,000**







## LOCATION

The property occupies an outstanding tucked away position, quietly located towards the end of a most desirable residential cul-de-sac situated close to the heart of this highly sought after South Cambridgeshire village. The boundary of the property to the side runs alongside Foxton Dovecot and Meadow which is designated a local green space. The Friends group ensures local community involvement in managing the wild flower meadow and the restored 18th century Dovecot. Foxton has an excellent range of local amenities including a stores/post office, primary school and its own main line railway station which provides excellent commuter links to London Kings Cross and Cambridge. The village is also well placed for major routes including the A10, A505, A1/M and M11 motorways and the nearby City of Cambridge is located just 4 miles away.

## COVERED PORCH

with external light and front entrance door to:

## RECEPTION HALL

with radiator, door to:

## LIVING ROOM

with a feature central Adam style fireplace with marble surround and hearth, timber mantel over and electric log effect fire, double radiator, sliding double glazed patio doors leading to paved terrace and rear garden. Opening to:

## DINING ROOM

with radiator, sealed unit double glazed windows with a wonderful vista over the rear gardens and beyond.

## KITCHEN/BREAKFAST ROOM

with inset stainless steel sink unit with mixer taps, cupboards below, worktops to either side with space beneath for appliances, space and plumbing for dishwasher, further base units comprising worktops with cupboards and drawers below, and a fitted breakfast bar, further worktop with space and plumbing beneath for washing machine and tumble dryer, space for freezer, ceramic tiled splashbacks, wall mounted Vaillant boiler, range of wall storage cupboards, double radiator, integrated oven and grill and integrated 4 point gas hob with concealed extractor cooker hood above, ceramic tiled floor, sealed unit double glazed windows to front aspect and a door to side passage and outside.

## DOOR FROM RECEPTION HALL

leading to:

## INNER HALL

with radiator, large built-in shelved airing cupboard housing hot water cylinder, loft access.

## BEDROOM 1

with radiator, two sets of built-in double wardrobes with shelf space above, sealed unit double glazed windows to rear aspect overlooking the delightful rear gardens, door to:

## ENSUITE SHOWER ROOM

with large walk-in shower with tiled walls, glazed screen, wall mounted shower unit, vanity style unit with wash hand basin and cupboards below, low level w.c., wall mounted vertical towel rail/radiator, ceramic tiled walls around, wall mirror and electric shaver socket, sealed unit double glazed windows with frosted glass to rear aspect.

## BEDROOM 2

with radiator, sealed unit double glazed windows to front aspect and recess with large built-in wardrobes with shelves above.

## BEDROOM 3/STUDY

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

## BATHROOM

with white suite comprising bath with ceramic tiled walls around, wall mounted shower unit, pedestal wash hand basin and low level w.c., radiator, wall mirror and electric shaver socket, sealed unit double glazed windows with frosted glass to rear aspect.

## OUTSIDE

To the front of the property there is a garden area laid to lawn with a paved pathway leading to front entrance porch and a further paved pathway and gated access to side leading to side passageway which in turn leads to the rear gardens. There is also a generous brick paviour driveway providing parking space for two vehicles adjacent to which is a DOUBLE GARAGE with two roller shutter doors. The gated access and pathway to the side of the garage leads to a generous courtyard style paved area which also houses a garden storage shed and there is space for bin storage and other storage area. Further pathway leading round to the rear garden and an attractive garden area laid to lawn with a great variety of mature shrubs and well stocked borders around.

To the rear of the property there is a delightful enclosed garden which enjoys a high degree of privacy and seclusion and is laid to lawn with a variety of mature shrubs and very well stocked borders around and in one corner of the garden there is a timber constructed summerhouse.

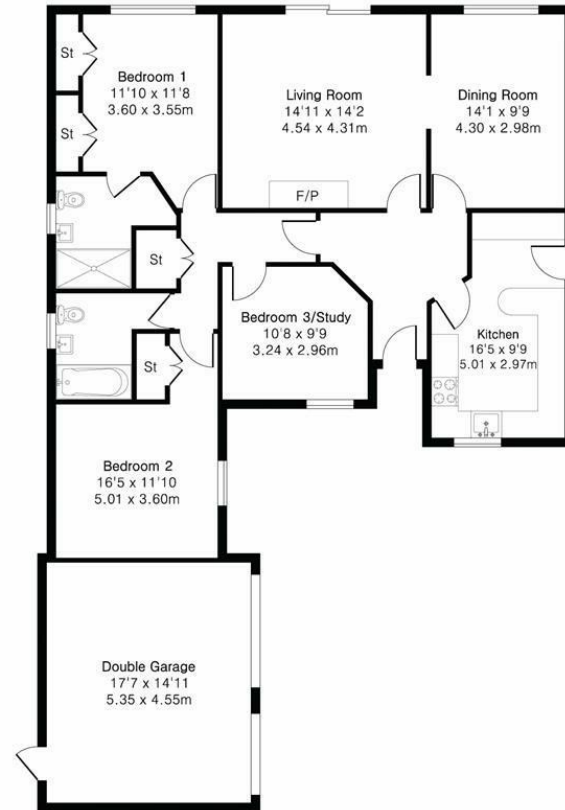








**Approximate Gross Internal Area 1194 sq ft - 111 sq m**  
Garage Area 262 sq ft – 24 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £650,000

Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire District

Council



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 practice. 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

