



High Street, Foxton, CB22 6RP

**CHEFFINS**



## High Street

Foxton,  
CB22 6RP

A unique and exciting opportunity to acquire a highly individual and substantial detached modern bungalow, providing exceptionally versatile living accommodation including a remarkable and vast principal bedroom suite with dressing room, study and living room area off. There is also a delightful enclosed rear garden, extensive courtyard style parking area to front and driveway leading to a double length garage. The property also benefits from solar panels with a feed in tariff, and EV charger in the garage.

3 2 2 2

Guide Price £575,000





## LOCATION

The property occupies an outstanding and prominent non-estate position close to the heart of this highly sought after South Cambridgeshire village which offers an extensive range of local amenities many of which are within easy walking distance and include a village store, primary school, fine church and public house. Foxton also has its own main line station which provides commuter links by rail to London and Cambridge. The village is also conveniently placed for access to major routes including the A505, A10 and M11 motorway.



## SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

to:

### ENTRANCE LOBBY

with fitted shelf, natural wood style flooring, part glazed door leading to:

### RECEPTION HALL

A particularly spacious and light space which also incorporates a study area with radiator and sealed unit double glazed windows to front aspect, natural wood style flooring and built-in shelved storage cupboard, trap door to roof space and door to deep built-in airing cupboard housing lagged hot water cylinder and wall mounted boiler and slatted shelves to side.

### LIVING ROOM

with a feature raised hearth with fitted coal effect fire with shelf over, recess to side with large fitted display shelf above, radiator, secondary double glazed windows to rear aspect and a pair of full height sealed unit double glazed doors which lead to:

### LEAN-TO CONSERVATORY

with radiator, sealed unit double glazed triple aspect windows overlooking the garden and a pair of full height sealed unit double glazed doors leading to paved terrace and rear gardens.

### KITCHEN/BREAKFAST ROOM

with extensive range of fitted units comprising an inset one and a half bowl sink unit with drainer to side and mixer taps, cupboards beneath, extensive fitted base units comprising worktops with cupboards and drawers beneath, range of wall storage cupboards, integrated Indesit oven and 4 point ceramic hob set into worktop to side with concealed extractor cooker hood above, space for appliance, extensive range of fitted

shelves storage cupboards, space for upright fridge/freezer, further shelved storage cupboards and glass fronted display cabinet, sealed unit double glazed windows to front aspect and sealed unit double glazed door leading to:

### COVERED LEAN-TO PASSAGEWAY

with extensive shelving and cupboards, door leading to enclosed small courtyard style area with wrought iron gate leading to driveway and front, ceramic tiled flooring, internal door leading to Garage and further opening to:

### LEAN-TO GARDEN STORE

which also has an up and over door leading into the rear section of the garage, sealed unit double glazed windows to side aspect overlooking the conservatory and a door leading to paved terrace and rear gardens.

### DOOR FROM RECEPTION HALL

leads to:

### BATHROOM

with white suite comprising bath with shower attachment and mixer taps, pedestal wash hand basin, and low level w.c., door giving access to the airing cupboard, radiator, sealed unit double glazed windows to rear aspect with frosted glass.

### PRINCIPAL BEDROOM SUITE

An extremely generous bedroom which also incorporates dressing area and further reception area with an opening leading to a large walk-in dressing room/wardrobe, high level sealed unit double glazed windows to side aspect, two radiators, and a pair of doors leading to:

### ENSUITE SHOWER ROOM

with tiled shower cubicle area with wall mounted shower unit and sliding glazed doors, vanity style unit with wash hand basin and cupboards below, bidet, wall mounted cupboards with mirror doors, sealed unit double glazed window to rear aspect with frosted glass and door off to:

### CLOAKROOM

with low level w.c. and sealed unit double glazed window with frosted glass to side aspect.

### LIVING AREA

with large sealed unit double glazed windows overlooking the rear gardens. In one corner of the room there is an archway leading to:

### STUDY/LIVING AREA

with trap door to roof space, radiator, sealed unit double glazed windows to front aspect.

### BEDROOM 2

with radiator, sealed unit double glazed windows to front aspect, built-in double wardrobes.

### OUTSIDE

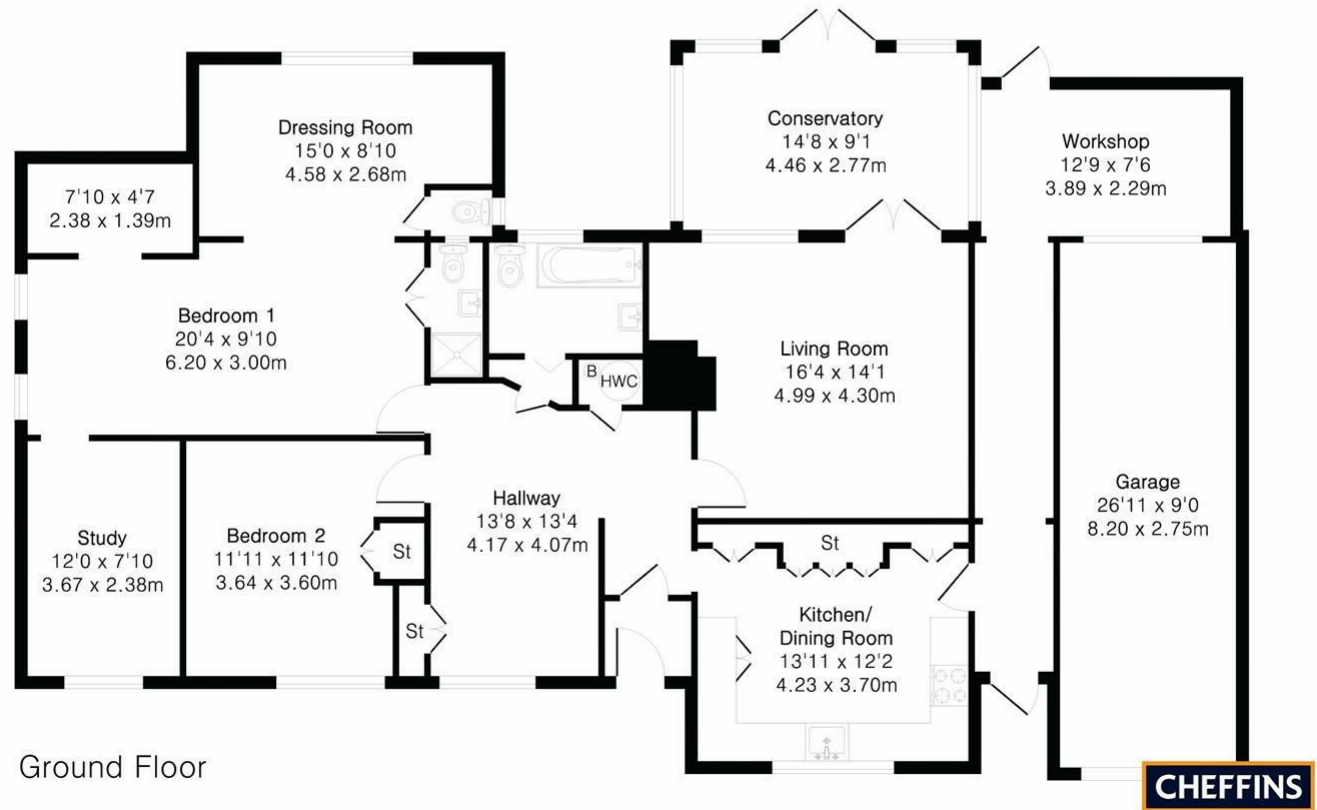
To the front of the property there are a pair of wrought iron gates which provide access to an extensive courtyard style pebblestone driveway and parking area with a great variety of mature shrubs, bushes and very well stocked borders around adjacent to which is an up and over door which leads to a DOUBLE LENGTH GARAGE with light and power, side door to side passageway and further up and over door at the end of the garage leading to the lean-to garden store. Wrought iron gate and paved pathway to side which leads into the rear garden.

The delightful landscaped rear garden is a rather special feature and is principally laid to lawn with a great variety of mature shrubs, bushes and well stocked borders around. There are also various paved pathways leading around the garden and a number of fruit trees. Further gated access to the other side of the property leads round to the front driveway. There is also a timber and glazed summerhouse in one corner of the garden and two paved terraces adjacent to the property itself.





## Approximate Gross Internal Area 1898 sq ft - 176 sq m (Including Garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	74	80
EU Directive 2002/91/EC		

Guide Price £575,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

