



17 Caxton Lane, Foxton, Cambridge, CB22 6SR
Guide Price £795,000 Freehold



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01223 800860

SUBSTANTIAL AND INDIVIDUAL, DETACHED, SINGLE-STOREY RESIDENCE SET WITHIN MATURE AND PRIVATE GARDENS, SIDING ON TO FIELDS AND TUCKED-AWAY AT THE END OF THIS TRANQUIL VILLAGE LANE.

- Scandia-Hus • 2 reception rooms and 4 bedrooms • 2 en-suites and family bathroom • Triple-glazed windows • Economy 7 electric heating to storage heaters • Solar panels currently generating an annual income of around £1200 per annum • Off-road parking, double garage • Mature and private gardens • Chain free

This fine, individual, timber framed Scandia-Hus built in the early 1990s, stands detached and occupies a wonderful position tucked-away at the end of this tranquil village lane siding on to open fields, yet close to the village amenities and mainline station. The property sits within mature and private gardens and grounds of just over quarter of an acre with ample driveway parking and a detached double garage.

The generously proportioned accommodation comprises four good-sized bedrooms including two with ensuite facilities and a four-piece family bathroom. The accommodation provides versatility as bedroom 4 has also been used as an office. The dual aspect sitting room has access to the rear paved patio and boasts a feature fireplace with a gas fire (served by bottled gas). The open plan kitchen / dining room is fitted with bespoke, solid wood cupboards, ample work surfaces and an inset double sink unit with a mixer tap and drainer. There is a four-ring gas hob with an extractor over, double oven, space for an under-counter fridge and a dishwasher. The large utility room has space for additional laundry and kitchen appliances, access to a walk-in airing cupboard and access out to the garden.

Outside, a generous block paved driveway provides parking for multiple vehicles and leads to the detached, double garage with an electric roller door, power and light connected. There is access to the rear garden from both sides of the property. The rear garden is laid mainly to lawn with flower and shrub borders and beds, a wildlife pond and a large secluded patio area, which is accessed from both the sitting room and utility room. At the end of the garden is a workshop, summerhouse, greenhouse and shed, all enjoying excellent levels of privacy. The property further benefits from photovoltaic panels that are believed to generate an income currently in the region of £1200 per year.

Location

Foxton is set in the midst of open countryside midway between Cambridge and Royston and just about 8 miles south of the university centre. It is a village of quality properties and enjoys a range of facilities including a mainline railway station which provides regular and fast access to Cambridge and to London King's Cross within 55 minutes. There is also a bus service, village shop, primary school, pub and recreation ground.

Tenure

Freehold

Services

Mains water, electric and drainage are connected to the property. The heating is via Economy 7 storage heaters and panel radiators. There is a fitted water softener and an intruder alarm.

The gas hob in the kitchen and the gas fire in the lounge, are served via bottled gas.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - F

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor



Approx. gross internal floor area 146 sqm (1575 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



