



14 Chardle Field, Foxton, Cambridge, CB22 6AD  
Guide Price £685,000 Freehold



rah.co.uk  
01223 800860



**A CONTEMPORARY, DETACHED FAMILY RESIDENCE, IMMACULATEDLY PRESENTED SET WITHIN A PRIVATE GARDEN BACKING ONTO FIELDS WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 3/4 bed, 2.5 bath, 2/3 recep detached house
- Private gardens of 0.08 acres
- Gas-fired heating to underfloor
- Chain free
- EPC - B / 83
- 1400 sqft
- Large open-plan kitchen/breakfast/family room
- Off-road parking and double garage
- Built 2016
- Council tax band - E

The property enjoys a tranquil cul-de-sac position within this small select development of just fifteen houses, constructed in 2016 by Hesler Homes Ltd. The property boasts bright and spacious accommodation arranged over two floors with ample off-road parking, double garage and a secluded rear garden backing on to fields. The property benefits from underfloor heating to both floors.

In brief, the accommodation comprises a welcoming reception hall with stairs to the first floor accommodation, storage cupboard under and a cloakroom w.c. just off. There is a generous, dual aspect sitting room with bifold doors to the rear and a open fireplace with an inset wood burning stove. The kitchen/breakfast/family room also enjoys a dual aspect and is fitted with attractive cabinetry complemented by ample Silestone working surfaces with an inset one and a half sink unit with mixer tap and bevelled drainer. There is a range of integral Smeg appliances including a four-ring ceramic hob, double oven with integral microwave to top oven, extractor, fridge-freezer, dishwasher and washing machine plus a one year old gas-fired central heating boiler. The ground floor is completed by a bedroom/home office, which affords the property good levels of flexibility.

Upstairs , off the half-galleried landing are three double bedrooms and a family bathroom including a luxury ensuite shower room to the master bedroom.

Outside, a block paved driveway provides parking for at least two cars and leads to a detached double garage, which has two electric up-and-over doors, power and light connected. Gated access leads to the rear garden, which is laid mainly to neat and well-maintained lawns with well-stocked flower and shrub borders and beds, a generous paved patio, enclosed by fencing and backing onto fields to the rear.

**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**

All mains services connected.

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - E

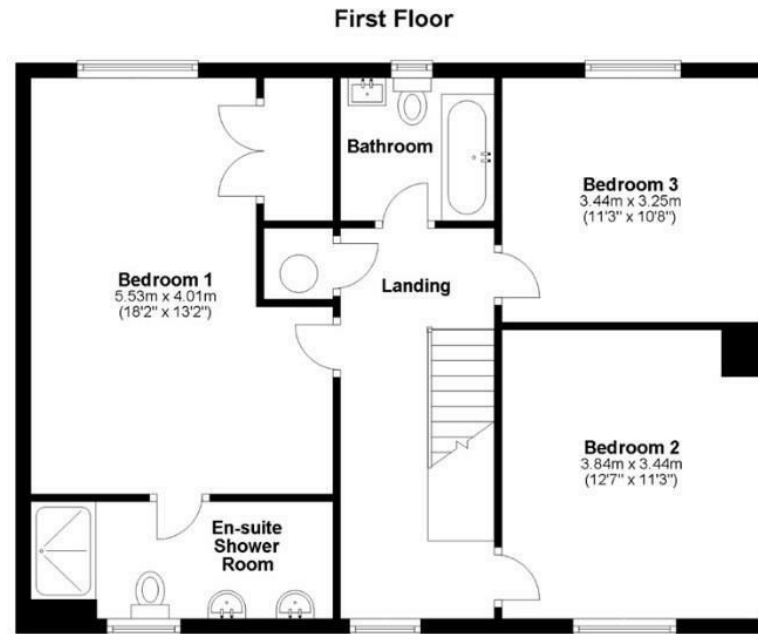
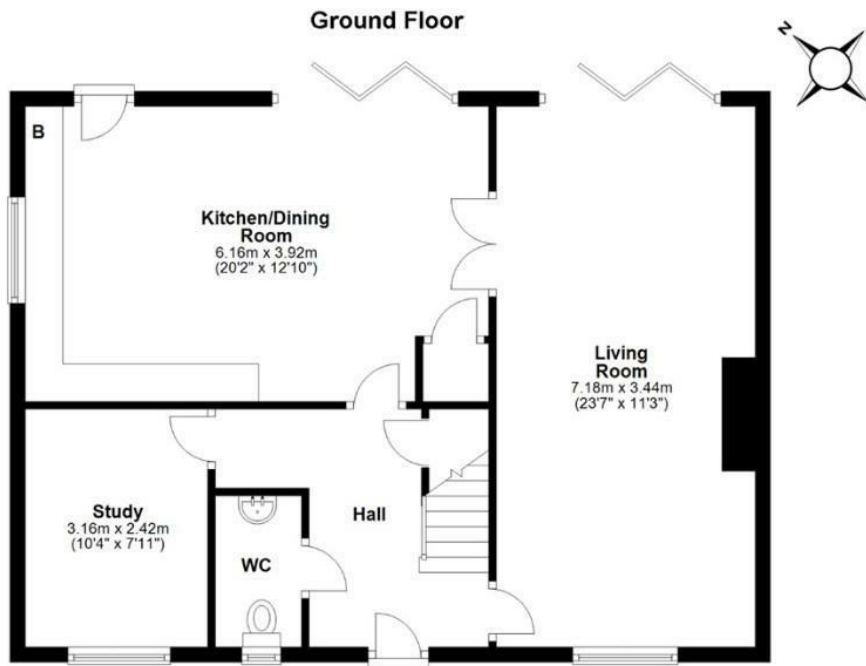
**Fixtures and Fittings**

Please note that carpets, curtains, Sky dish and cables, which are in situ, are included in the sale. All other fixtures and fittings, unless specifically mentioned in these particulars, are expressly excluded from the sale of the freehold interest.

**Viewing**

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





**Approx. gross internal floor area 140 sqm (1400 sqft)**

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 92        |
| (81-91)                                     | B | 83                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | 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.



