



2 Mortimers Lane, Foxton, Cambridge, CB22 6RR  
Guide Price £695,000 Freehold



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**AN INDIVIDUAL DETACHED CHALET STYLE RESIDENCE OFFERING FLEXIBLE AND SPACIOUS ACCOMMODATION ENJOYING A LARGE CORNER PLOT WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Chalet-style house
- 4 beds. 2 baths, 3 recepts
- Gas fired central heating to radiators
- EPC-C/78
- Chain free
- 1625 Sqft/151 Sqm
- 0.25 acres
- Driveway and double garage
- Council tax band - F

The property occupies a pleasant non-estate position set within a large corner plot with ample parking, double garage. It is located close to the centre of this highly sought-after village, which boasts the main line train station, between London and Cambridge and an excellent primary school. The property was built in the late 1960s to an individual chalet design and offers extremely flexible and well-planned accommodation with scope for expansion and further modernisation.

The accommodation comprises a generous dining room with bespoke staircase to the first floor and a stone arch through to a large triple aspect sitting room, which enjoys lovely views over the gardens. The kitchen is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces with inset one and a half sink unit, mixer tap and drainer, and space for a washing machine, tumble dryer and a dishwasher. From the rear lobby there is a door to both the garden and the garage and a family room /snug with French doors to the enclosed back garden. The ground floor accommodation is completed with a large double bedroom and a bathroom.

Upstairs, off the landing, which includes a reading/study area with fitted seating and book shelving, are three further bedrooms and a family bathroom.

Outside, the property boasts a generous corner plot of approximately 0.2 acres with lawned gardens to the front, side and rear of the house, well stocked flower and shrub borders and beds and a wide and varied selection of specimen trees and bushes. There is a driveway which can easily accommodate four to six cars and a double garage with an up and over door. It has power and light connected.

**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 that provides regular and fast access to Cambridge and to London King's Cross within 55 minutes. The mainline railway will also serve the future Cambridge South station, giving access to the Cambridge Biomedical Campus. There is also a bus service, village shop, primary school, pub and recreation ground.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, water and mains drainage. Electricity is mains and solar panels.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - F

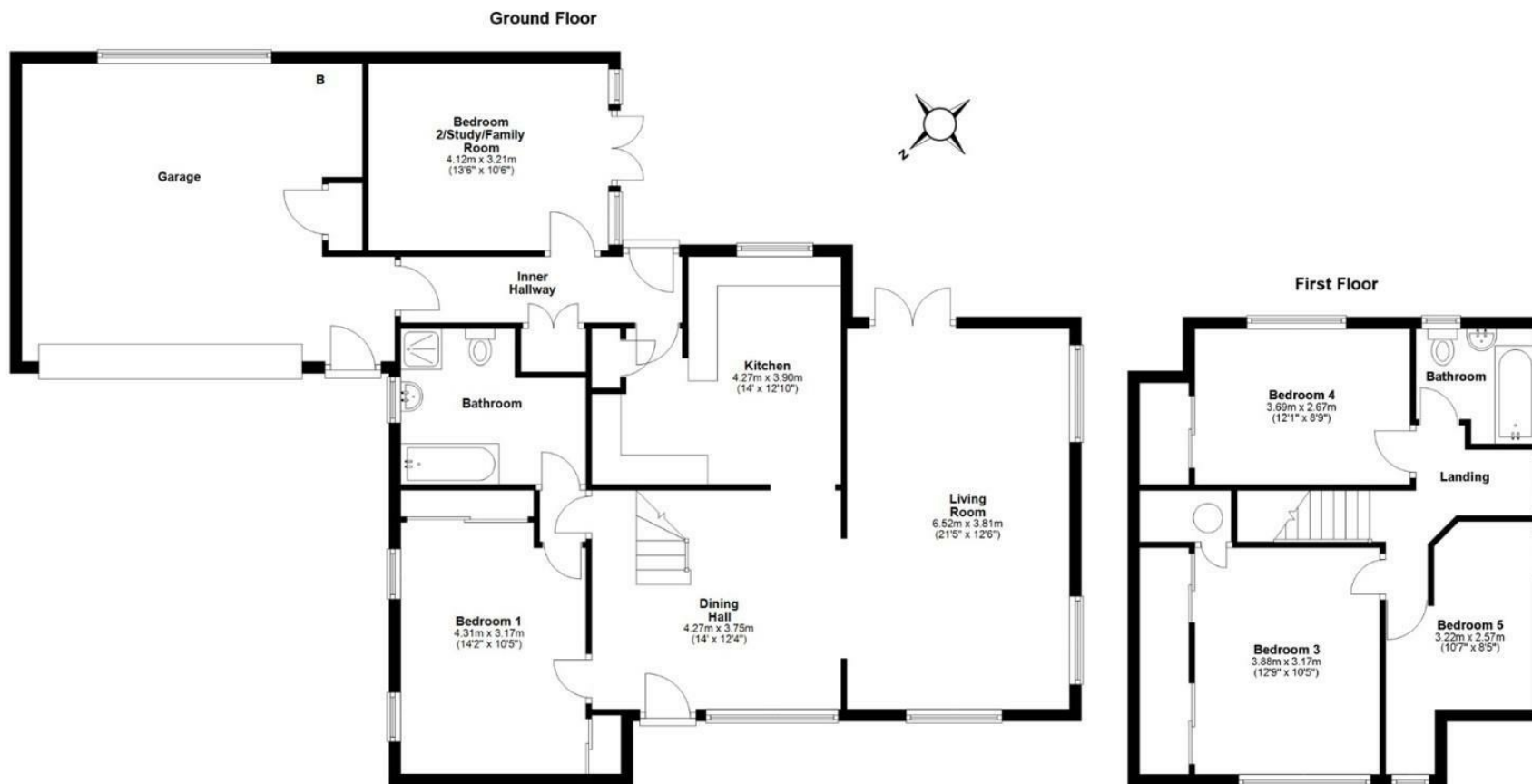
**Fixtures and Fittings**

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





**Approx. gross internal floor area 151 sqm (1625 sqft) excluding Garage**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	78	
(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		
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.

