

Caxton Lane, Foxton, CB22 6SR

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Foxton,
CB22 6SR

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Guide Price £600,000

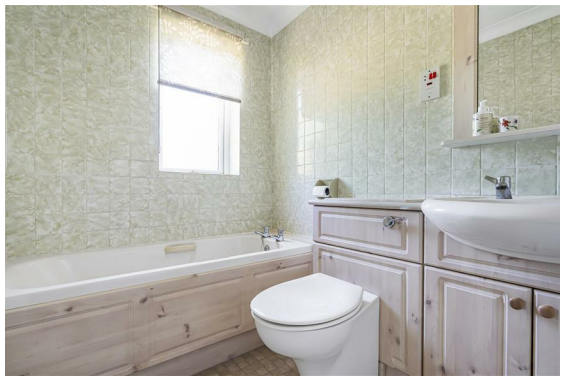
An exciting and rather special opportunity to acquire a substantial detached modern single storey residence providing versatile and well proportioned accommodation together with a driveway/parking area, double garage and brick outbuilding. There are also delightful enclosed gardens which enjoy privacy and seclusion and backing onto farmland.

















LOCATION

The property occupies an outstanding, non-estate position in a picturesque no-through lane which leads to farmland. Caxton Lane is conveniently located close to the heart of this highly sought after and most desirable South Cambridgeshire village. Foxton has an excellent range of local amenities including a stores/post office, primary school and its own main line station which provides excellent commuter links to London's Kings Cross and the university City of Cambridge which is just six miles away.

LARGE COVERED ENTRANCE PORCH
with door leading to an outside storage room which also has fuse box and meters, sealed unit double glazed door leading to:

ENTRANCE HALL
with radiator, door off to:

CLOAKROOM
with low level w.c., wash hand basin with tiled splashback and wall mirror above, sealed unit double glazed window with frosted glass to side aspect.

PRINCIPAL RECEPTION ROOM
which is a delightful and spacious living room with a feature raised open fireplace with large tiled shelf to front and side, two double radiators, sealed unit double glazed windows to front aspect, full height sliding double glazed patio doors leading to paved rear terrace and gardens. Door leads to:

PRINCIPAL BEDROOM SUITE
which has an INNER LOBBY with sealed unit double glazed windows to front aspect, door to:

BEDROOM 1
with a pair of fitted double wardrobes with cupboards above, radiator, sealed unit double glazed windows to rear aspect with a delightful view over the rear gardens and a glimpse of the farmland beyond. Door to:

DRESSING ROOM
with radiator, sealed unit double glazed windows to side aspect and door to:

ENSUITE BATHROOM
with suite comprising bath, wash hand basin and low level w.c., ceramic tiled walls around, electric shaver socket, radiator, wall mirror with lights set above wash hand basin, sealed unit double glazed windows with frosted glass to side aspect.

FROM RECEPTION ROOM
opening to:

DINING ROOM
with double radiator, full height sealed unit double glazed sliding patio doors leading to paved terrace and gardens. Door leading to:

BEDROOM 2
with radiator, sealed unit double glazed windows overlooking the rear gardens.

FURTHER LARGE REAR HALL
and door off to:

KITCHEN
with inset stainless steel sink unit with mixer taps and cupboards below, extensive base units comprising work surfaces with cupboards and drawers below, range of wall storage cupboards, full height shelved storage cupboard, electric cooker with 4 point ceramic hob above and wall mounted Zanussi extractor cooker hood, double radiator, part tiled walls, sealed unit double glazed windows to rear aspect, space for refrigerator and door to:

UTILITY ROOM
with stainless steel sink unit with cupboards and drawers below, space to side for appliances, recess with oil fired boiler and a built-in airing cupboard housing lagged hot water cylinder with slatted shelves to side and sliding doors, wall storage cupboard, sealed unit double glazed windows to rear aspect and a sealed unit double glazed door leading to the rear gardens and patio area.

INTERNAL DOOR
to Garage with automatic up and over door.

BEDROOM 3
with radiator, two pairs of built-in double wardrobes with cupboards above, sealed unit double glazed windows to rear aspect.

BEDROOM 4/STUDY
with radiator, built-in wardrobes with cupboards above, sealed unit double glazed windows to front aspect.

BATHROOM
with suite comprising bath with separate wall mounted electric shower unit above and ceramic tiled walls around, inset wash hand basin and low level w.c. radiator, further ceramic tiled walls, electric shaver socket, wall mirror and sealed unit double glazed windows with frosted glass to front aspect.

OUTSIDE
To the front of the property there is an attractive garden area with a variety of mature shrubs, bushes and rose beds and borders around, adjacent to which is a brick paved driveway/parking area which in turn provides access to the DOUBLE GARAGE with up and over door, windows to rear aspect and door to side leading into the utility room. Further garden area to side with pathway and gated access leading into the gardens to side with apple tree. To the side of the property there is an enclosed garden area laid to lawn with again a variety of mature shrubs, bushes and trees around, and paved terrace. There is also a large outside brick built garden store which also houses an oil storage tank. Opening to the rear garden.

The delightful and generous mature rear garden is a rather special feature and enjoys a high degree of privacy and seclusion and is laid principally to lawn with a great variety of mature shrubs, bushes, trees and well stocked borders around. The gardens back onto farmland. To the other side of the property there is a further mature area of garden and gated access leading to the courtyard style driveway and parking area to front.







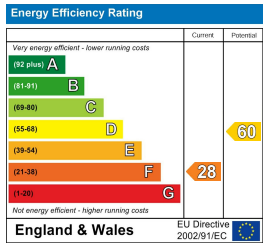












Guide Price £600,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1840 sq ft - 171 sq m
(Excluding Outbuilding & Including Garage)
Outbuilding Area 120 sq ft – 11 sq m



Outbuilding

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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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