

Fowlmere Road, Foxton, CB22 6RX

CHEFFINS

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Fowlmere Road

Foxton,
CB22 6RX

4 2 3

Guide Price £945,000



- Versatile Living Arranged over Two Floors
- High Specification Throughout
- Attractive Rural Outlooks
- Gated Entrance to a Large Gravel Driveway
- Highly Sought After South Cambridgeshire Village
- Nearby Rail Station with Links to Cambridge and London Kings Cross

Most impressive and substantial detached 1950's residence, sympathetically improved and extended to provide exceptionally well proportioned and versatile living accommodation together with attractive enclosed landscaped gardens and an extensive carriage driveway with ample parking to front.









LOCATION

The property occupies an outstanding position towards the edge of this highly sought after South Cambridgeshire village and enjoys wonderful views over farmland and countryside. The village provides an excellent range of local amenities including a village store, primary school, fine church and public house. It also has its own main line station which provides commuter links by rail to London King's Cross and Cambridge and it is conveniently placed for access to major routes including the A505, A10 and M11 motorway.

PANELLED AND GLAZED FRONT ENTRANCE DOOR
to:

RECEPTION HALL
with matwell, engineered oak flooring, sealed unit double glazed windows to side aspect, traditional style radiator, staircase leading to first floor, moulded cornices and sliding door to:

CLOAKROOM
with low level w.c. and corner wash hand basin with mixer taps, shelved cupboard above.

PRINCIPAL RECEPTION ROOM
A delightful spacious room with feature bay window to front aspect with views over the front garden, driveway and farmland and countryside beyond on the other side of the road, moulded cornices, two traditional style radiators, engineered oak flooring, sealed unit double glazed windows to front aspect and air conditioning.

OPEN PLAN KITCHEN/FAMILY/DINING ROOM
A wonderful combined space with plenty of light from the extensive sealed unit double glazed windows to side and rear aspect and full height bi-fold sealed unit double glazed doors leading to the paved terrace and rear gardens, feature Lime stone tiled floor throughout. Family room area includes a bank of high level storage cupboards with folding doors, shelves to side, further storage shelf beneath, contemporary style fireplace with marble surround, further shelved storage cupboard and door leading off to Utility Room and Dining Room with sealed unit double glazed windows to side and rear aspect. Both rooms open onto the Central Kitchen which is fitted with air conditioning and a range of high quality units incorporating a large central island with inset sink and Quooker taps, cupboards beneath, fitted breakfast bar, and wine fridge, all set below a high quality Statuario Marble worktop, extensive range of fitted storage cupboards, integrated refrigerator and freezer, further wine rack, extensive base units comprising Statuario Marble working tops with cupboards and drawers beneath, Range style cooker with 5 ring gas hob and concealed extractor cooker hood above, base units have Statuario Marble worktops with cupboards and drawers below, fitted shelving and extensive range of wall storage cupboards.

DINING ROOM/OFFICE
feature central open fireplace with slate and cast iron surround, two traditional style radiators, engineered oak flooring, moulded cornicing, sealed unit double glazed windows to front and side aspect, high level roof light with sealed unit double glazed windows and bi-fold full height double glazed doors leading to paved terrace and rear garden and door from the kitchen/family/dining room.

ON THE FIRST FLOOR

LANDING
with traditional style radiator, built-in shelved storage cupboard, trap door and loft ladder to roof space, radiator, sealed unit double glazed window to front aspect.

PRINCIPAL BEDROOM 1
with bay window to front aspect with glorious views over farmland on the other side of the road to the property, two fitted double wardrobes, air conditioning and door to:

LUXURY ENSUITE SHOWER ROOM
with a large walk-in shower cubicle, high level fixed head shower unit, hand held shower, glazed screen to side, large vanity style unit with wash hand basin and drawers beneath, low level w.c., large format porcelain flooring and walls, sealed unit double glazed windows to front aspect.

BEDROOM 2
with radiator, sealed unit double glazed windows to rear aspect, extensive range of fitted wardrobes and storage cupboards.

BEDROOM 3
with radiator, extensive range of built-in wardrobes and storage cupboards, sealed unit double glazed windows to side and rear aspect again with glorious views over the rear gardens and farmland and countryside beyond, recess with fitted bookshelves, sealed unit double glazed Velux window to side aspect.

BEDROOM 4
with radiator, fitted double wardrobes and fitted blanket box, sealed unit double glazed windows to side and front aspect with views over farmland and countryside.

BATHROOM
with white suite comprising bath with fixed large head shower above, hand held shower unit, folding glazed doors and large format porcelain walls around, vanity style unit with inset wash hand basin, drawers beneath, low level w.c., sealed unit double glazed windows to rear aspect, large format porcelain flooring, vertical wall mounted radiator/towel rail.

OUTSIDE
To the front of the property there are two pairs of 5-bar gates which provide access to an extensive gravel carriage style driving with parking with mature shrubs, bushes and well stocked borders around. There is also a wrought iron gated access to side leading to a further paved area and the wall mounted air conditioning units which serve the Principal Bedroom 1, Principal Living Room and Kitchen. Further raised paved pathway and wrought iron gate leading to further paved area and rear gardens.

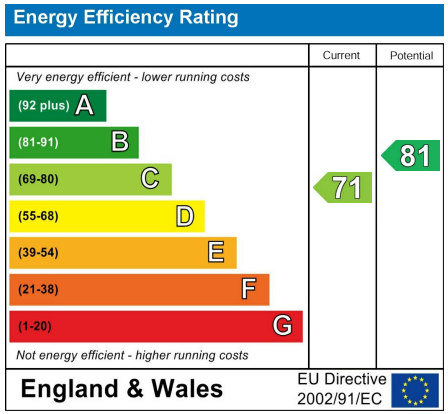
To the rear of the property there is a delightful enclosed garden which is principally laid to lawn with very well stocked borders, shrubs, bushes and trees around. There is a large paved terrace immediately adjacent to the property itself with external lighting and in one corner of the garden there is a further paved terrace with pergola above and there is also a garden storage shed.

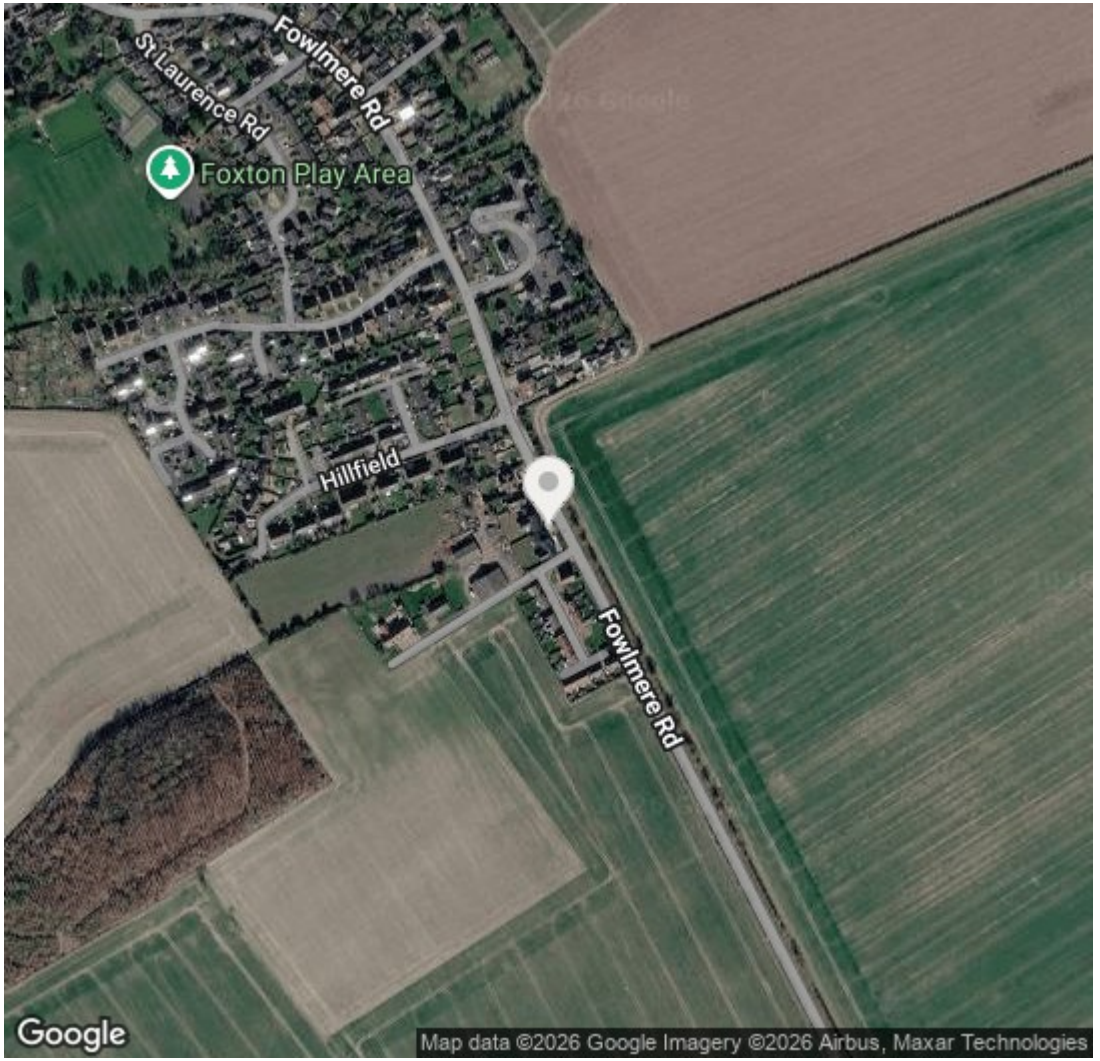












Guide Price £945,000
Tenure - Freehold
Council Tax Band - E
Local Authority - South Cambridgeshire District Council









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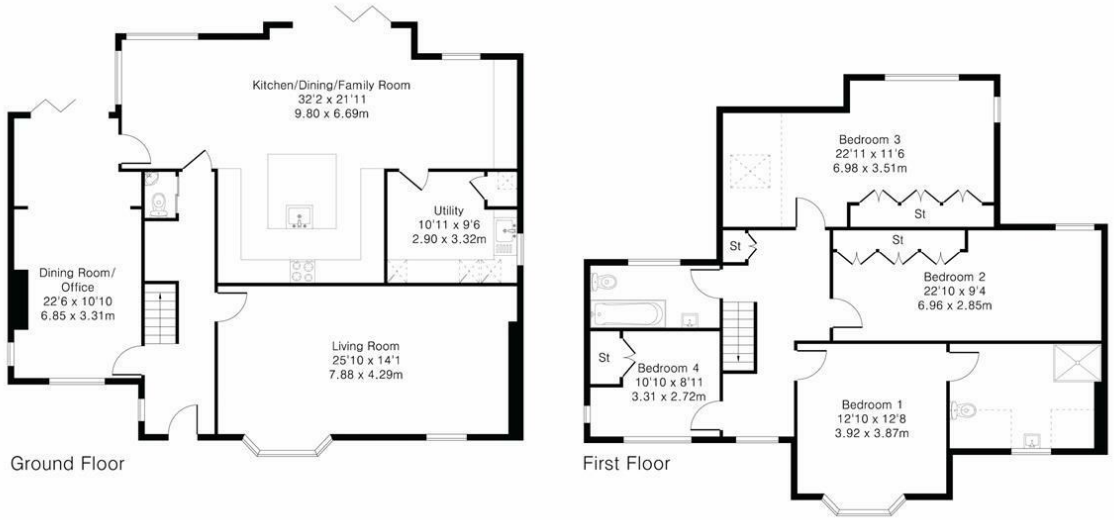
Approximate Gross Internal Area 2365 sq ft - 219 sq m

Ground Floor Area 1307 sq ft – 121 sq m

First Floor Area 1058 sq ft – 98 sq m



PINK PLAN

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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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.

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