



71A High Street, Foxton, Cambridge, CB22 6RP  
Guide Price £300,000 Freehold



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**A RARE OPPORTUNITY TO ACQUIRE A DETACHED PERIOD BARN WITH FULL PLANNING CONSENT FOR CONVERSION TO A TWO STOREY DWELLING, LOCATED CENTRALLY OFF THE HIGH STREET WITHIN THIS MOST SOUGHT-AFTER VILLAGE.**

- Conversion of a detached barn into a 3 bedroom house
- Detailed planning consent granted for a dwelling of around 1850 sqft
- 2 bedrooms, 2 bathrooms once built
- Planning reference: 23/04570/FUL
- Traditional style sympathetic to the original barn
- Ample off-road parking
- Ground floor and first floor bedrooms and bathrooms
- Versatile living accommodation

**Planning**

Detailed planning consent was granted for the "Conversion of garden barn to 1 No. detached dwelling" by South Cambridgeshire District Council Ref: 23/04570/FUL on 12th February 2024. The planning documents and plans referred to are available from the Greater Cambridge shared planning website ([www.greatercambridgeplanning.org](http://www.greatercambridgeplanning.org)) or on request from our offices.

The property once built will offer generous accommodation of around 1850sqft set across two floors and comprising: entrance hall, open-plan kitchen/dining/family room, garden room, utility, and ground floor bedroom with ensuite. To the first floor there will be a further bedroom and with ensuite, plus a family area.

The proposed development respects the existing appearance of the barn by maintaining as much as possible of the original structure at the front of the building and confining most of the necessary alterations to the rear of the dwelling where they will not be readily visible. Once built, the accommodation offers versatile living, including catering for those with mobility challenges.

Outside, the property will be accessed via a shared driveway and is nicely positioned set back from the road. There is parking for several cars to the front of the property, and a modest garden to the rear offering a good degree of privacy.

**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**

The buyer should satisfy themselves as to services, however it is understood mains services are connected to the current dwelling including: gas, electricity, water and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council

**Fixtures and Fittings**

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

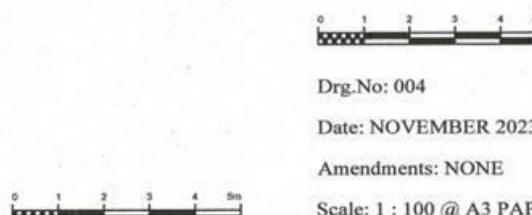
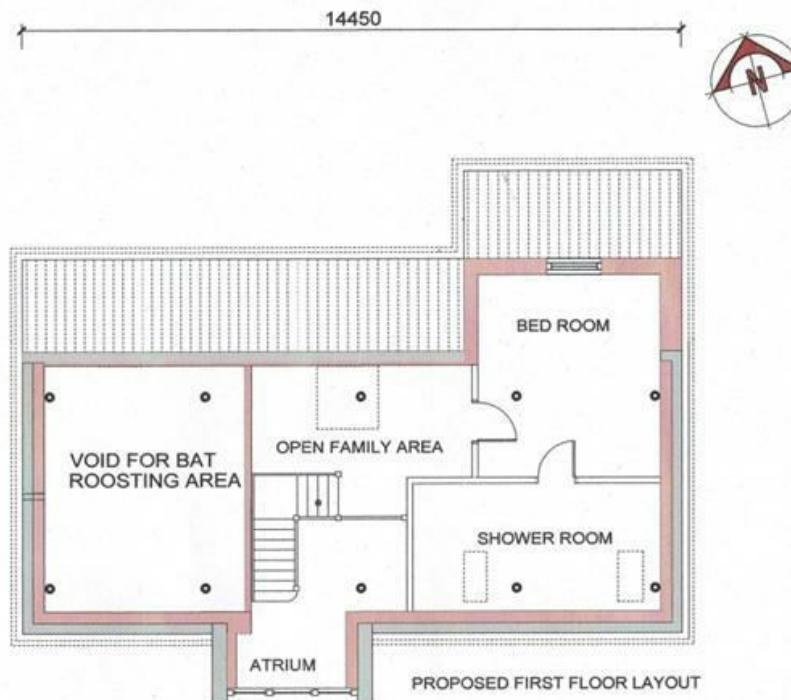
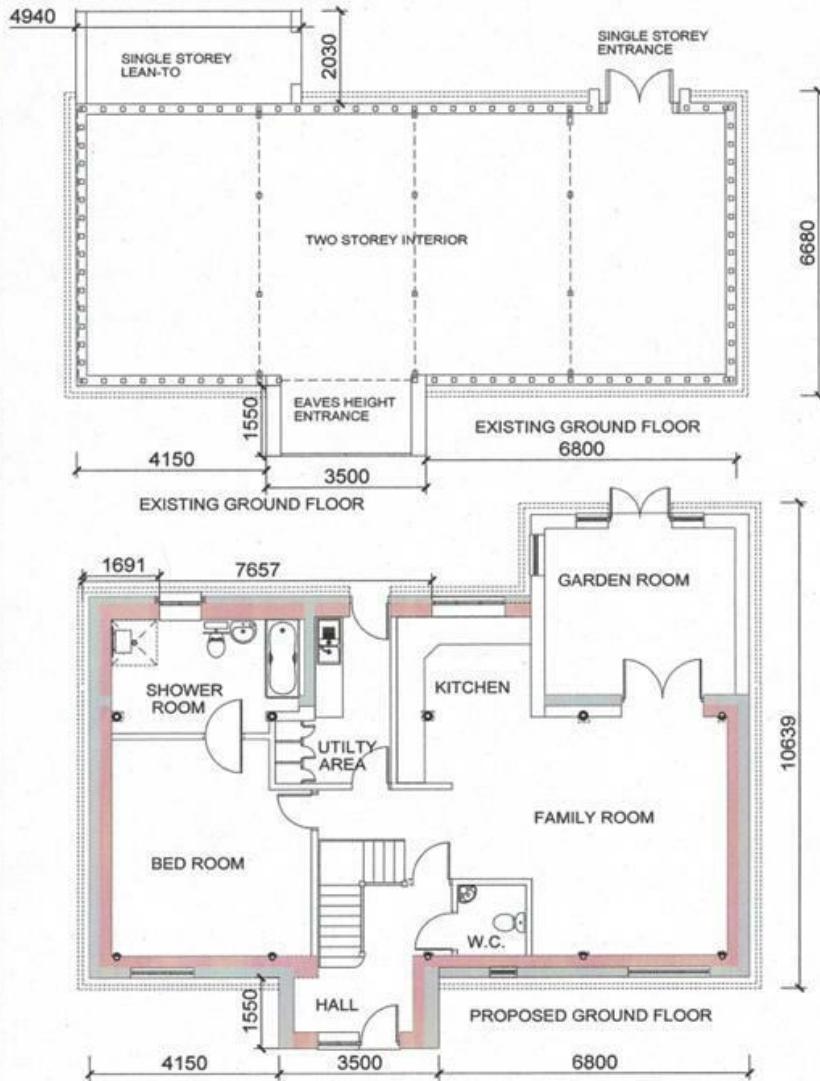
**Viewing**

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

PROPOSED CONVERSION OF GARDEN BARN TO A DETACHED DWELLING for MR and Mrs K. MILLS at 71a, HIGH STREET, FOXTON CB22 6RP



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Drg.No: 004

Date: NOVEMBER 2023

Amendments: NONE

Scale: 1 : 100 @ A3 PAPER SIZE

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	

