



Cambridge Road, Foxton, Cambridge, CB22 6SH

**CHEFFINS**



## Cambridge Road

Foxton, Cambridge,  
CB22 6SH

- Minimum 6 Month Tenancy
- Available from 27/03/2026
- Unfurnished
- EPC: B
- Council Tax Band: G
- Ground Source Heat Pump
- Off Street Parking
- Garden

A modern 4 bedroom barn conversion on the edge of this well served village. The accommodation comprises entrance hall, stunning kitchen/dining room, sitting room, snug, study, cloakroom, utility/boot room, master bedroom with en-suite and dressing room, 3 further double bedroom and family bathroom. Enclosed garden and ample off street parking. We regret no sharers. Unfurnished. Available from 27/03/2026. EPC: B and Council Tax Band: G.

4 2 3

**£2,500 PCM**





## LOCATION



The property is located in a rural position with far reaching countryside views on the edge of the popular village of Foxton situated approximately 7 miles to the south-west of Cambridge and 6 miles to the north-east of Royston. The village is well served with a good range of local amenities including a village shop and post office, a public house, primary school and church. It also has the benefit of a mainline railway station to London Kings Cross and Cambridge. For the road commuter there is access to the A10 leading to the M11, A505 and A1.



## RECEPTION HALL

with double height atrium with mezanine landing, stair rising to first floor with storage cupboard beneath. the sitting room, study, cloakroom, kitchen/dining room and snug are accessed off the reception hall.

## SITTING ROOM

dual aspect with windows to front and side aspects and feature fireplace with working log burner.

## STUDY

with window to side aspect.

## CLOAKROOM

with WC and wash basin with vanity unit below.

## OPEN PLAN KITCHEN/DINING ROOM

### KITCHEN AREA

fitted kitchen with soft close base and wall units, work tops, sink with window to side aspect above, breakfast bar and integrated appliances including 2 ovens, induction hob with extractor above and fridge freezer. The pantry and utility/boot room are accessed off the kitchen. The kitchen area is open to:

### DINING AREA

with bi-fold doors to side aspect and access to garden, further window to front aspect and internal bi-fold doors to:

## SNUG

with window to front aspect and door to reception hall.

## PANTRY

with base unit, work top and under counter freezer.

## UTILITY/BOOT ROOM

fitted with base and wall units, work top, sink, washing machine, space for a tumble dryer, coat hooks, and door to garden.

## STAIRS

rising to:

## LANDING

generous landing galleried in part to the front aspect and with linen cupboard. The bedrooms and family bathroom are accessed off the landing.

## BEDROOM 1

dual aspect with window to front aspect and full height window with Juliet balcony to side aspect enjoying far reaching views over adjacent countryside. Door to dressing room and door to:

## EN SUITE BATHROOM

with shower over bath with glass shower screen, WC, wash basin with vanity unit below a back lit wall mirror above, heated towel rail and window to side aspect.



## DRESSING ROOM

with door to store room/plant room.

## BEDROOM 2

with window to side aspect.

## BEDROOM 3

dual aspect with windows to front and side aspects.

## BEDROOM 4

with window to front aspect.

## FAMILY BATHROOM

with shower over bath with glass shower screen, WC and wash basin with vanity unit below and back lit wall mirror above and heated towel rail.

## OUTSIDE

### FRONT

drive providing ample parking for 6 cars.

### SIDE

enclosed garden principally laid to lawn with patio, 2 raised beds, borders and shed.

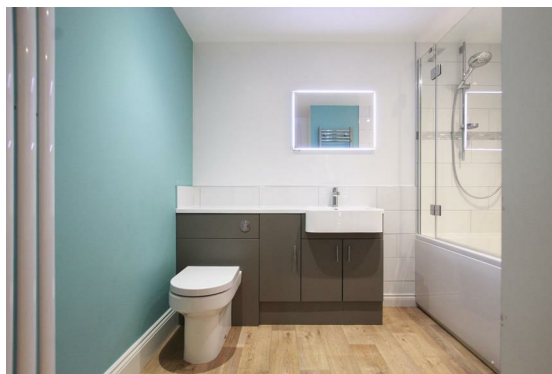
## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

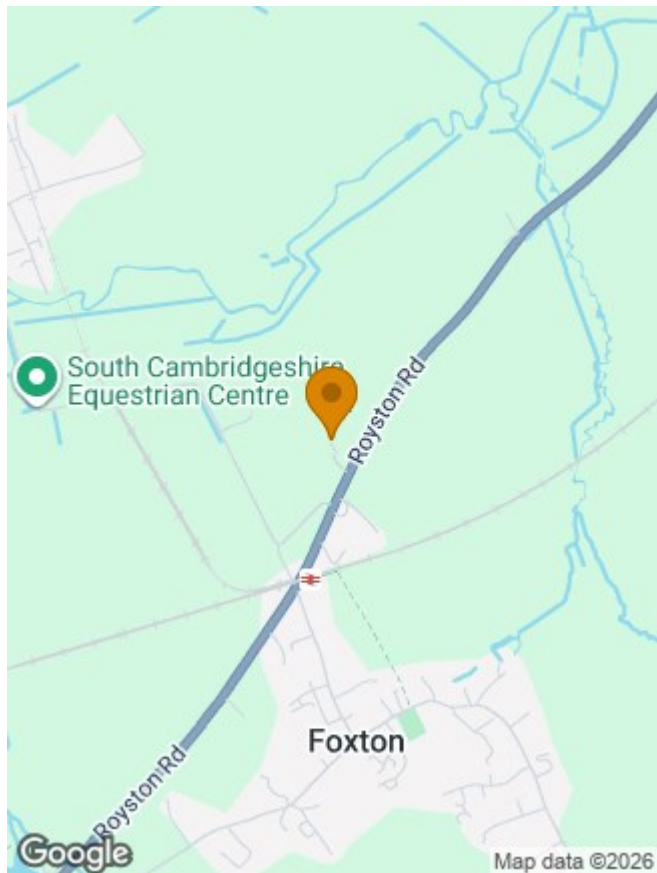
Term - Minimum 6 month tenancy

Holding Deposit - £576

Deposit - £2884







Total area: approx. 232.1 sq. metres (2498.5 sq. feet)

Floor area excludes the Plant Room/Store Room.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

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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