



High Street, Foxton, Cambridge, CB22 6SP

CHEFFINS

High Street

Foxton, Cambridge,
CB22 6SP

- Minimum 6 Month Tenancy
- Available Now
- Unfurnished
- EPC: E
- Council Tax Band: G
- Gas Central Heating
- Off Street Parking & Carport
- Garden & Outbuildings

An exceptional 6 bedroom detached family home of unquestionable charm and character positioned on the high street within this well served village located between Cambridge and Royston with main line station. The spacious and versatile accommodation comprises entrance hall, cloakroom, 4 reception rooms, stunning kitchen, 6 bedrooms and 2 bathrooms. Further benefits include mature gardens, off street parking, carport and outbuildings. Unfurnished. Available now. EPC: E and Council Tax Band: G.

6 2 4

£2,800 PCM





LOCATION

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 with services 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

window to front aspect and piano. The drawing room, dining room and cloakroom are accessed off the reception hall.

DRAWING ROOM

wood panelling, inglenook fireplace with woodburning stove, staircase 1 rising to first floor, 3 windows to side aspect and bay with windows to front, rear and side aspects.

CLOAKROOM

wc, wash basin, coat cupboard and window to rear aspect.

DINING ROOM

feature fireplace (not in use), windows to front and rear aspects and door to:

KITCHEN

stunning fitted kitchen with base and wall units, work tops, butlers sink with window to rear aspect above, integrated appliances including 3 ovens, fridge freezer, wine fridge, dishwasher, washing machine and tumble dryer and large island with induction hob with extractor above. Patio doors with access to patio terrace and garden, further window to rear aspect, door to playroom/study and open to:

SITTING ROOM

staircase 2 rising to first floor, patio doors with access to terrace and garden and window to front aspect.

PLAYROOM/STUDY

fitted book shelves, large safe and window to front aspect.

FIRST FLOOR

LANDING

airing cupboard and 2 windows to rear aspect. All first floor rooms are accessed off the landing.

BEDROOM 1

mezzanine and window to rear aspect.

BEDROOM 2

windows to front and side aspects.

SHOWER ROOM

shower enclosure, wc, wash basin, heated towel rail, wall cabinet and window to front aspect.

BEDROOM 3

window to front aspect with garden views.

BATHROOM

bath, separate shower enclosure, wc, wash basin with vanity unit below and mirror above, heated towel rail, door to airing cupboard and window to front aspect.





BEDROOM 4

windows to side aspects.

BEDROOM 5

window to side aspect.

BEDROOM 6

window to side aspect.

STORE ROOM 1

STORE ROOM 2

OUTSIDE

open road side garden principally laid to lawn with gated access to generous gravelled driveway with access to raised patio terrace and front door, a range of out buildings including work shop with 2 windows to

the rear aspect, further workshop and double car port with 2 store rooms and large garden predominantly laid to lawn with flower beds and borders, established bushes and shrubs and mature hedge borders.

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 - £646
Deposit - £3230



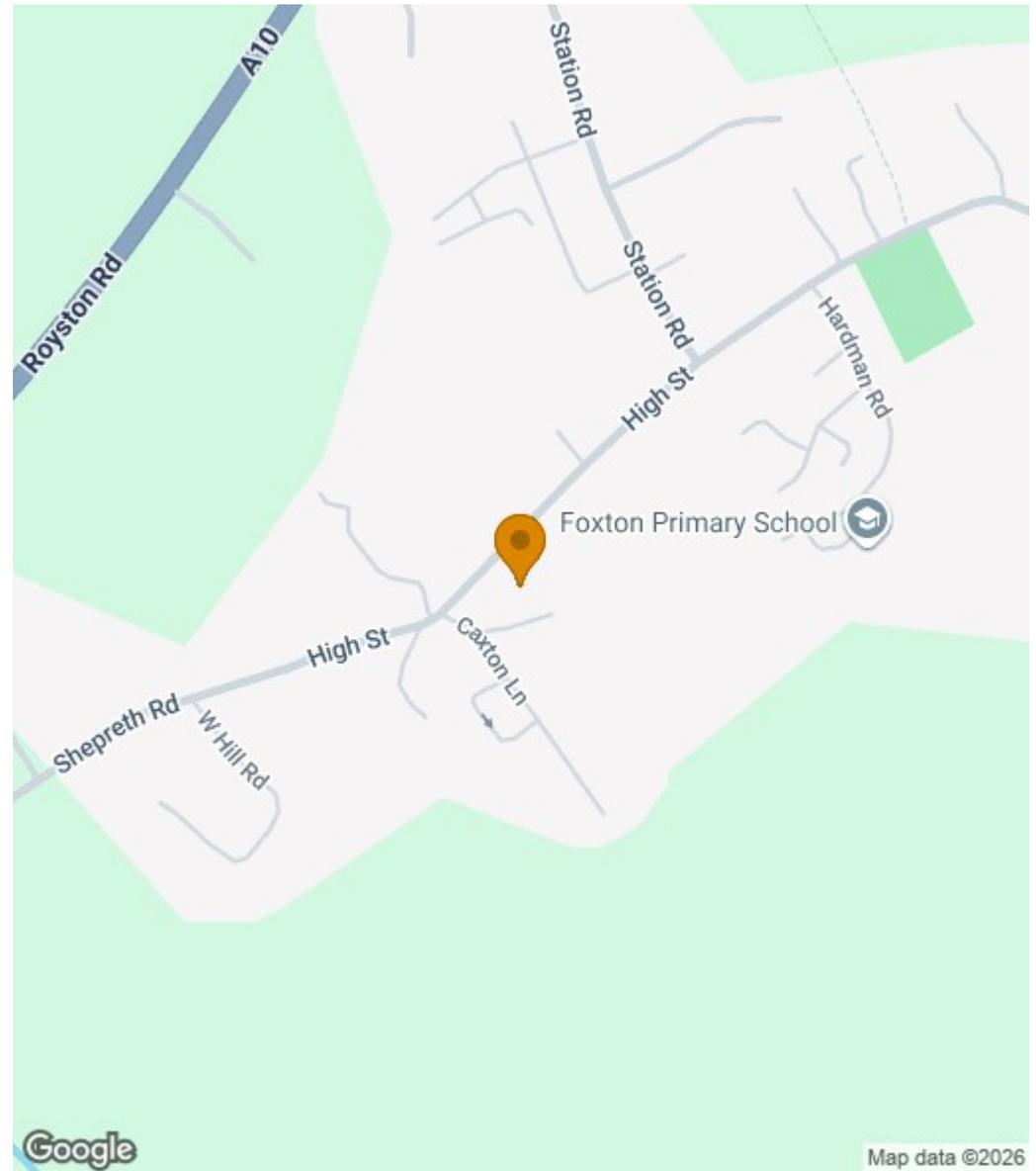
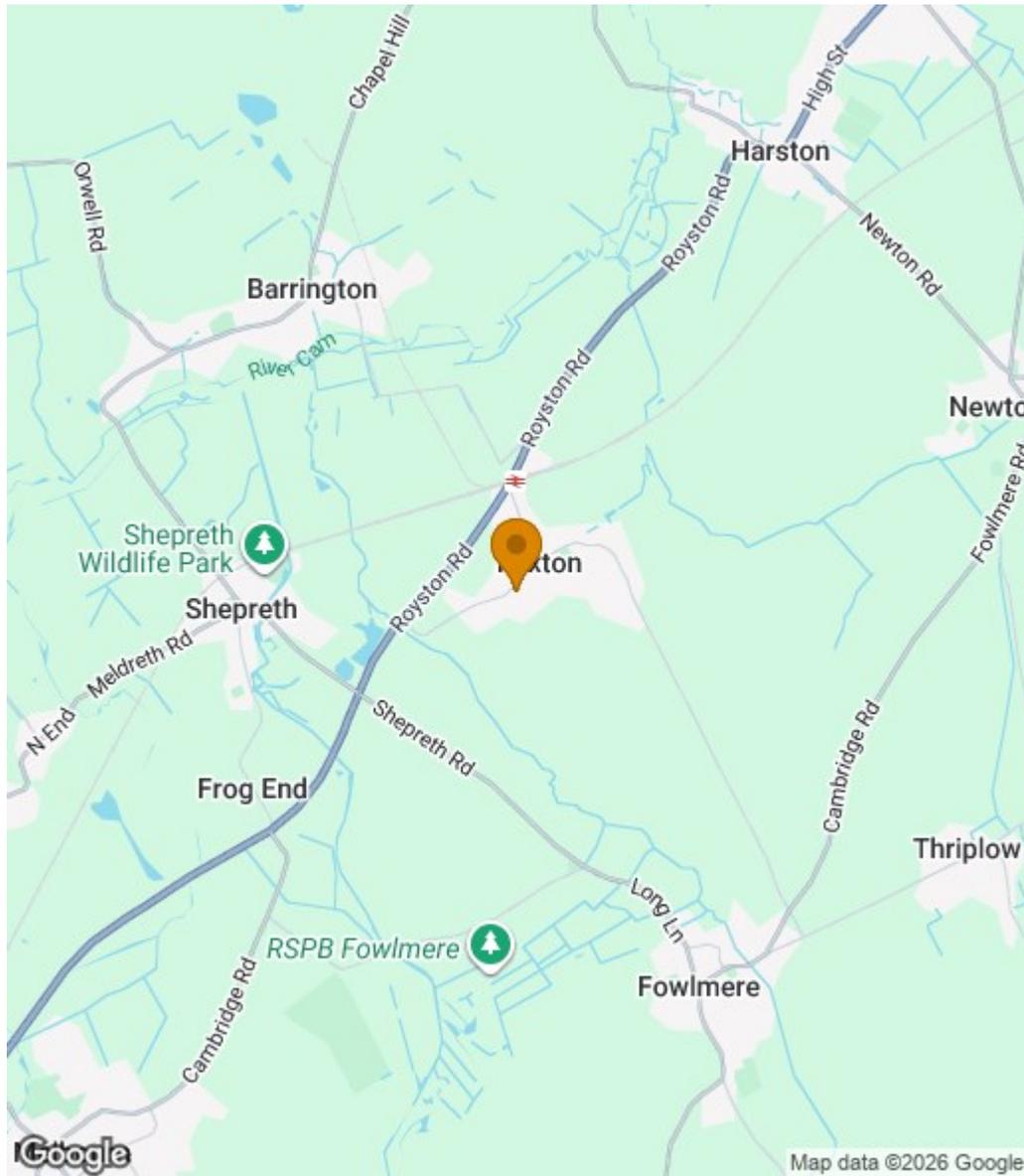






Total area: approx. 284.6 sq. metres (3063.4 sq. feet)
Floor area excludes the Carport, Workshop and ground floor Stores.
 Plan produced using PlanUp.

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	44	73
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.