

Building Plot, Barrington Road, Foxton, Foxton, CB22 6SJ

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Barrington Road

Foxton,
CB22 6SJ

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Guide Price £230,000

- Full Planning Permission Granted
- Approved Three/Four-Bedroom Detached Residence
- Approximately 1,500 Sq Ft Of Proposed Internal Accommodation
- Distinctive Contemporary Barn-Inspired Architecture



Presenting an exciting opportunity to create a bespoke family home, this individual building plot on Barrington Road is situated within the popular South Cambridgeshire village of Foxton. The plot benefits from full planning permission for the construction of an architecturally distinctive, three/four-bedroom detached residence, with an estimated internal floor area of approximately 1,500 sq ft.







Description

The approved design draws inspiration from traditional agricultural barns, combining clean architectural lines and natural materials with contemporary detailing to create a striking and highly individual home. With construction yet to commence, the purchaser will have the opportunity to personalise the internal specification, finishes and certain aspects of the layout, subject to any necessary consents, to suit their own requirements and lifestyle. The vendors can also introduce prospective purchasers to a suitable builder to assist in bringing the approved scheme to fruition.

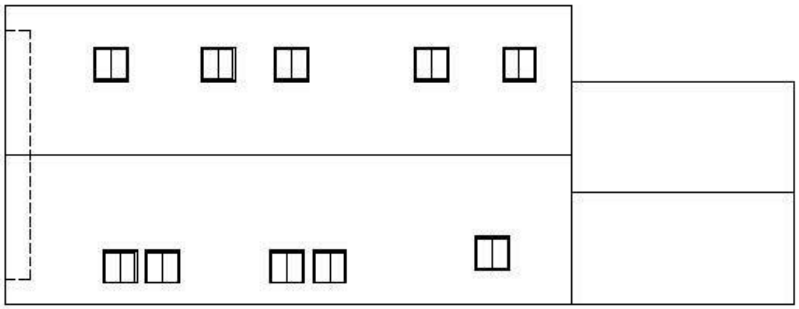
The proposed accommodation is arranged over two floors and has been thoughtfully designed to provide versatile, modern living space. The ground floor is centred around an impressive open-plan kitchen, dining and living area, with glazed doors opening directly onto the garden. Further accommodation includes an additional reception room, a separate utility room and a shower room, together with a fourth bedroom which could also serve as a study or home office, depending on individual requirements.

The first floor provides a principal bedroom with an en-suite shower room and dressing area, alongside two further bedrooms and a family bathroom. The proposed arrangement offers flexibility for family living, working from home and entertaining, with the opportunity to tailor the internal finishes to individual taste.

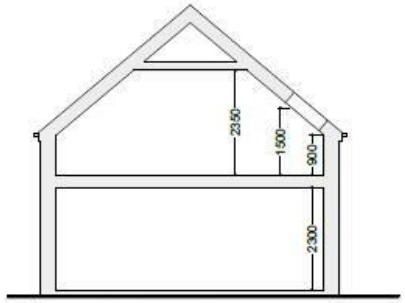
Externally, the approved scheme incorporates private off-road parking, together with dedicated cycle and refuse storage. Gardens are proposed to both the front and rear, with the boundaries enclosed by a combination of close-boarded and post-and-rail fencing. Mature trees and established hedging contribute to an attractive setting with a pleasant semi-rural feel.

The architectural design combines a natural slate roof with contemporary vertical grey standing-seam metal cladding, horizontal timber cladding to the gable elevations, conservation-style rooflights and black-framed windows. This considered palette of materials creates a distinctive barn-inspired appearance while allowing the property to sit comfortably within its village surroundings.

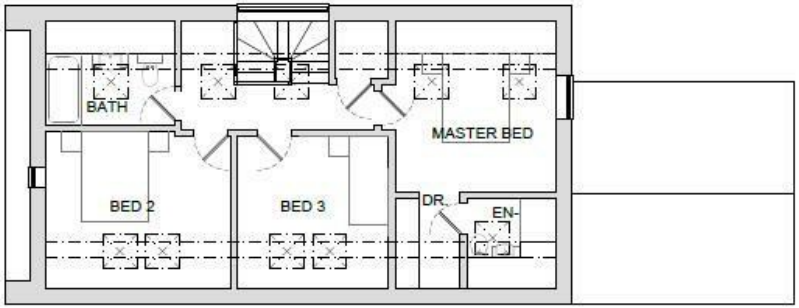
Foxton is a popular South Cambridgeshire village, situated approximately six miles south-west of Cambridge and offering an appealing balance of village life and convenient access to the city. The village benefits from a range of local amenities, including a village shop, public houses, a primary school and recreational facilities, together with a railway station providing services to Cambridge and London. The surrounding countryside offers attractive opportunities for walking and cycling, while the nearby A10 provides road connections towards Cambridge, Royston and the wider regional road network. Combining a well-established village community with accessibility to Cambridge and its employment centres, Foxton remains an attractive location for those seeking a more rural setting without sacrificing everyday convenience.



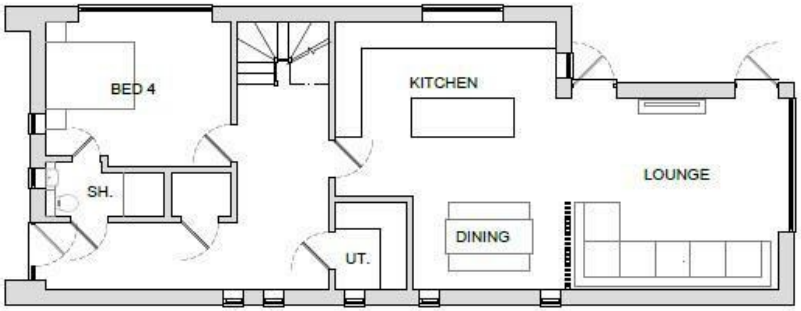
ROOF PLAN 1:100



SECTION 1:100



FIRST FLOOR 1:100



GROUND FLOOR 1:100

SCALE 1:100

REV:	DATE:	DESCRIPTION:
D	05-06-26	SCHEME AMENDED
C	07-01-26	SCHEME AMENDED
B	11-09-25	SCHEME UPDATED
A	21-08-25	SCHEME AMENDED

~~DO NOT SCALE THIS DRAWINGS~~ USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.

Kingston Studio

FLOOR PLANS

LAND TO REAR
4 BARRINGTON ROAD
FOXTON
CAMBRIDGE
CB22 6SJ

DATE	SCALE @ A1
JULY 25	1:100

DRAWING NO.	REVISION
539.21	D

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, CB1 7EA I 01223 214214 I cheffins.co.uk

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Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.