The Gables, Caxton Lane, Foxton, CB22 6SR

CHEFFINS

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Caxton Lane

Foxton,
CB22 6SR

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Guide Price £700,000

An exceptionally rare opportunity to acquire a substantial detached single-storey residence, offering well-proportioned and highly versatile accommodation throughout. The property enjoys an immensely private rear garden with attractive views across open fields, and is discreetly positioned at the end of a private drive, providing immediate access to countryside walks and local amenities. Offered for sale with no onward chain.

LOCATION

Foxton is a well-regarded South Cambridgeshire village, ideally positioned approximately 7 miles south-west of Cambridge, offering an attractive balance of rural surroundings and excellent connectivity. The village itself benefits from a range of local amenities including a primary school, village shop, public house, and a mainline railway station providing direct services into Cambridge and London King's Cross, making it particularly appealing for commuters. Caxton Lane occupies a pleasant position within the village, with easy access to surrounding countryside and a network of scenic walks. The nearby villages of Barrington, Meldreth, and Shepreth offer further day-to-day facilities, while more comprehensive shopping, schooling, and leisure amenities can be found in Cambridge. For commuters, the property is conveniently located for access to the A10 and M11, providing routes towards Cambridge, Royston, and London. The Addenbrooke's Hospital and wider Biomedical Campus are also within easy reach, further enhancing the appeal of this well-connected yet peaceful village setting.

PANELLED GLAZED ENTRANCE DOOR
into:

ENTRANCE PORCH
with exposed brick wall, lighting, panelled glazed door with side glazed panels leading through into:

ENTRANCE HALL
with painted wood panelled ceiling, built-in coat cupboard fitted with railings and shelving, radiator, inset downlighters, double glazed windows and sliding doors facing into central atrium, airing cupboard housing pressurised hot water cylinder and fitted timber shelving, further cupboard fitted with storage and shelving, part coved ceiling, timber panelled doors leading through into respective rooms.

PRINCIPAL BEDROOM SUITE
with coved ceiling, ceiling rose, radiator, double glazed windows to side and rear aspect, set of double glazed sliding doors out onto patio/garden, panelled door leading through into:

WHEELCHAIR ACCESSIBLE ENSUITE SHOWER ROOM
comprising of a three piece suite with large walk-in shower cubicle with wall mounted shower head, glazed shower partition, raised w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, storage cupboards underneath, wood effect flooring, heated towel rail, coved ceiling, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 2
with coved ceiling, ceiling rose, radiator, double glazed bay window to front aspect.

BEDROOM 3
coved ceiling, ceiling rose, radiator, sealed glazed window to side aspect.

BEDROOM 4
with coved ceiling, ceiling rose, radiator, double glazed bay window to front aspect.

FAMILY BATHROOM
comprising of a four piece suite with panelled bath with hot and cold mixer taps, separate wall mounted shower on a raised shower base, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wood effect flooring, radiator, coved ceiling, lighting, extractor fan, double glazed window out onto side aspect.

LIVING ROOM
with high vaulted ceiling, exposed timber beam, electric fireplace with stone surround and wooden mantel, stone hearth, radiator, LED downlighters, wall mounted lighting, double glazed sliding door into atrium as well as a sliding door out onto garden.

STUDY
with coved ceiling, ceiling rose, radiator, sealed glazed window into porch.

BEDROOM 5
coved ceiling, ceiling rose, radiators, double glazed window to side aspect, double glazed bay window to front aspect.

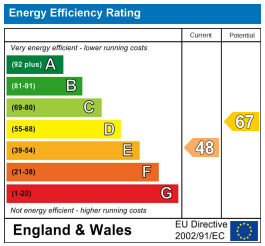
UTILITY ROOM
comprising a collection of both wall and base mounted storage cupboards with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, tiled splashback, drainer to side, space and plumbing for washer and dryer. Base mounted Grant boiler providing hot water and central heating for the property, radiator, coved ceiling, tile effect flooring, panelled glazed door leading out onto side access.

KITCHEN
comprises a collection of both wall and base mounted storage cupboards and drawers with stone effect work surface, inset one and a quarter bowl stainless steel sink with hot and cold mixer tap, drainer to side, drinking water tap, integrated 4 ring Bosch electric hob with decorative tiled splashback, concealed extractor hood above, integrated Bosch oven, integrated and concealed fridge and dishwasher, space and plumbing for fridge and freezer, kitchen island with extension of the work surface creating a breakfast bar, tiled flooring, inset downlighters, double glazed window to side aspect, set of panelled glazed double doors leading through into:

CONSERVATORY
wall mounted lighting, tile effect flooring, double glazed windows throughout, set of French doors leading out to garden.

OUTSIDE
To the front the property is approached off Caxton Lane via a dropped kerb leading onto a block paved driveway with enough parking for multiple vehicles and provides access to the electric up and over doors to the DETACHED DOUBLE GARAGE also accessed via the side door, fitted with power and lighting. The remainder of the front garden is bordered by well stocked bedding and mature hedging to the front with a gravelled border hugging the front of the property.

To the rear of the property is an extensive and mature garden expertly manicured and principally laid to lawn with a paved patio area led directly off the rear part of the property providing a good space to both relax and entertain. Lawned area is bordered by some well stocked bedding and mature shrubs and flowering plants, centrally positioned pond with water feature. To the rear of the garden is a timber storage shed and some trees as well as mature hedging on the boundary with a small break in the hedge to allow for a greater view across the arable fields to the rear. The patio extends round the property to provide access either side bordered by gravel and stocked bedding leading back round to the front.



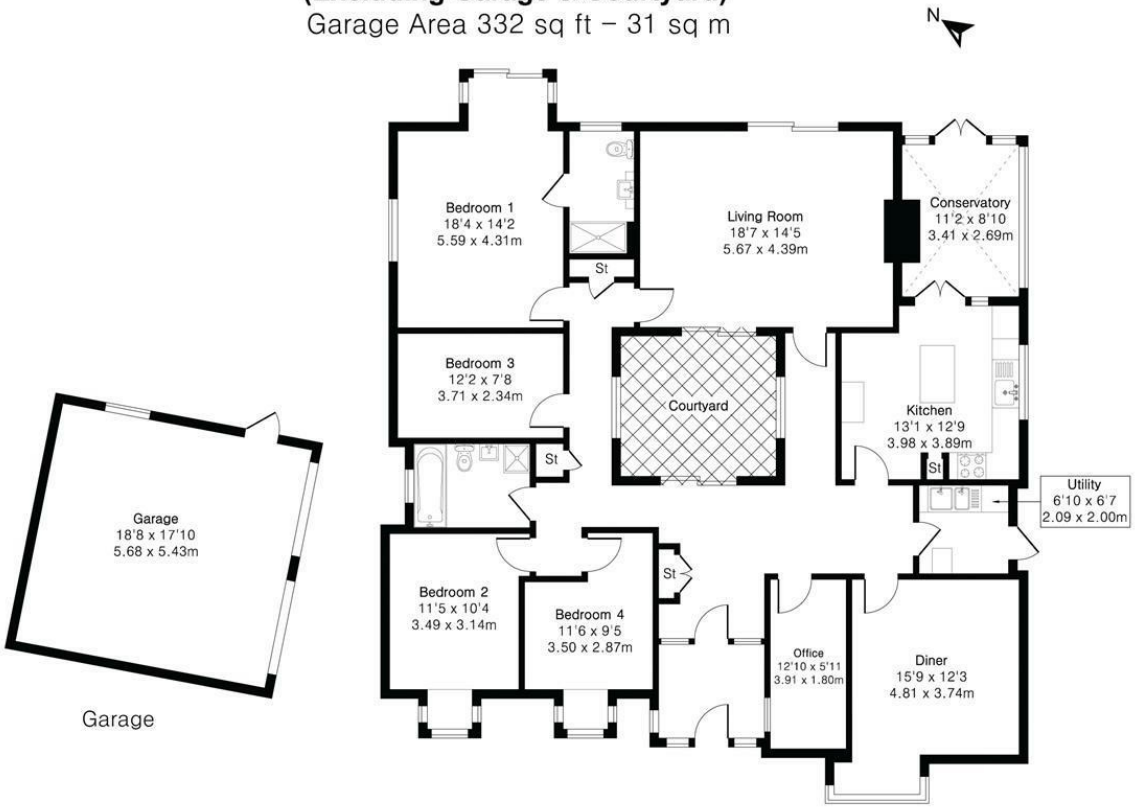
Guide Price £700,000

Tenure - Freehold

Council Tax Band - G

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1913 sq ft - 178 sq m
(Excluding Garage & Courtyard)
Garage Area 332 sq ft – 31 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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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