



Foxs Way, Comberton, CB23 7DL

CHEFFINS

Foxs Way

Comberton,
CB23 7DL

- Cleverly Extended Semi-Detached Residence
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Separate Sitting Room
- Efficient Condensing Bio-Mass Boiler
- Lengthy Rear Garden
- Chain Free

A most immaculately presented semi-detached residence, finished to a high standard throughout and offering flexible, stylish accommodation that opens onto a long and private rear garden, backing onto peaceful allotments. Ideally positioned on a quiet residential street, the property enjoys easy access to the wide range of amenities that the highly sought-after village of Comberton has to offer. The property is offered with no onward chain.

3 1 3

Guide Price £460,000





LOCATION

Fox's Way, Comberton, Cambridge, CB23 7DL is nestled in the heart of one of South Cambridgeshire's most sought-after villages. Comberton is a picturesque and well-established community located just five miles west of Cambridge, offering an enviable balance of peaceful village living and easy access to the historic city. Fox's Way is a quiet residential cul-de-sac, lined with attractive family homes and set within a safe and welcoming neighbourhood. Residents benefit from a wide range of local amenities, including a convenience store, village hall, post office, GP surgery, and the well-regarded Comberton Village College. The village is surrounded by beautiful countryside, offering scenic walking and cycling routes, while nearby road links via the A428 and M11 ensure swift connections to Cambridge, Royston, and London. Public transport options are readily available, with regular bus services into the city centre. Comberton is particularly popular with families, academics, and professionals alike, drawn to its outstanding state and independent schooling options, active community, and attractive green spaces.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALL

with engineered oak flooring, floor to ceiling built-in storage cupboards fitted with railings and shelving accessed via sliding doors, stairs rising to first floor accommodation, inset LED downlighters, radiator, panelled glazed doors leading into respective rooms.

SITTING ROOM

continuation of flooring from the hallway, coved ceiling, electric fireplace, radiator, double glazed window to front aspect.

KITCHEN/DINING ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with wood effect work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring induction hob with glazed splashback, extractor hood above, integrated oven with AEG microwave grill combination above, oven grill below, pull-out pantry stores fitted with soft closing feature, wine cooler, integrated and concealed dishwasher and washing machine, tiled flooring, inset LED downlighters, coved ceiling, double glazed window overlooking garden, kitchen work surface extends round to create an informal dining setting in the form of a breakfast bar and opening through into DINING ROOM with coved ceiling, radiator, continuation of tiled flooring, double glazed bi-folding doors opening out onto garden, leading into:

FAMILY ROOM

with coved ceiling, radiator.

KITCHEN IS ACCESSED OFF THE ENTRANCE HALL

via:

UTILITY AREA

with further collection of wall and base mounted storage cupboards and drawers fitted with the soft closing feature,

wood effect work surface, space for dryer, fridge/freezer and full height storage cupboard, panelled glazed door leading through into:

SIDE ENTRANCE LOBBY

with understairs storage cupboard, panelled glazed door leading out onto side access, panelled door leading through into:

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, heated towel rail, tiled flooring, double glazed window fitted with privacy glass out onto side aspect.

ON THE FIRST FLOOR**LANDING**

with loft access, panelled door housing hot water cylinder and double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 1

with radiator, double glazed window to front aspect.

BEDROOM 2

with radiator, coved ceiling, double glazed window overlooking garden.

BEDROOM 3

with wood effect flooring, radiator, double glazed window to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap with additional shower head attachment, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, wood effect flooring, storage cupboards underneath wash hand basin, inset LED downlighters, extractor fan, double glazed window out onto rear aspect with privacy glass.

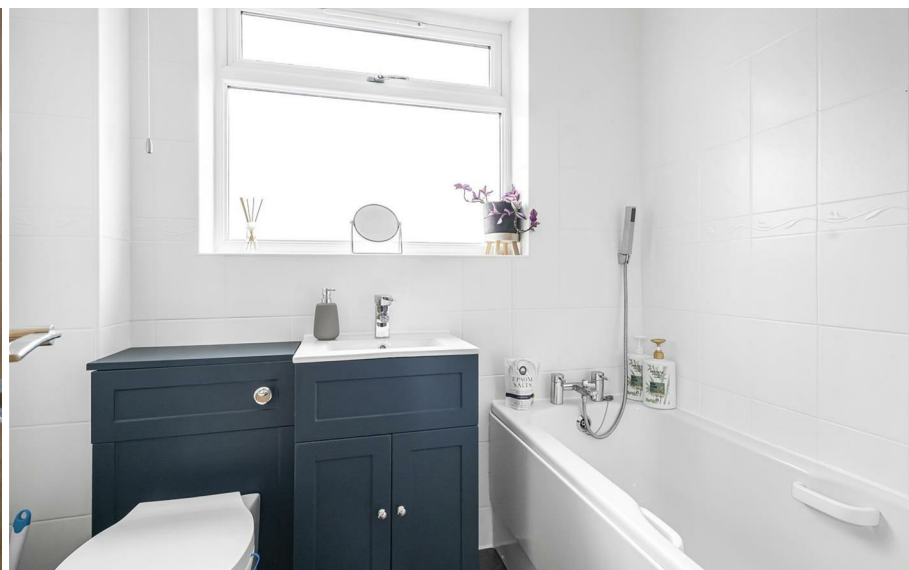
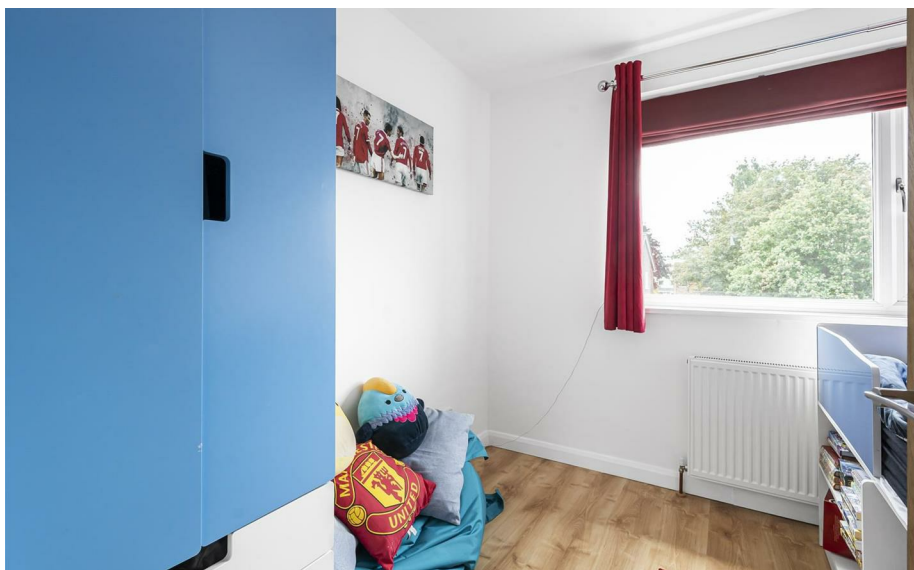
OUTSIDE


To the front the property is approached off Foxs Way via a dropped kerb leading onto a concrete driveway and then a paved pathway leading to the front entrance door. The remainder of the front garden is principally laid to lawn with some well stocked bedding enclosing this space.

To the rear of the property is an extensive garden principally laid to lawn with a paved patio area led directly off the bi-folding doors in the dining room and this provides a wonderful space for outside entertaining and relaxing, bordered by well stocked bedding full of mature rosemary and lavender plants. Small step up to access the remainder of the garden as well as the side access door to the GARAGE accessed via up and over door and contains the biofuel boiler providing hot water and heating for the property as well as expansion chamber, pellet hopper adjacent, behind the garage are a couple of timber storage sheds. The garden is bordered via fencing and mature hedging, one side benefits from extensive views over the allotments and a paved pathway leading to the left hand side of the garden will provide access to a further raised area where there are a number of raised beds accessed via gravelled and paved pathway and provides a wonderful space for home growing this then continues down further to the garden to access another timber storage shed and greenhouse. To the very rear of the garden is a small orchard with a handful of both mature and juvenile fruit trees and a wire fence at the very end enclosing this garden space. Beyond this wire fence is the right of access for the allotments on a pedestrian basis, however, this property does benefit from the ownership over this and extending right down to the ditch behind. To the side there is a part gravelled and part concrete driveway leading to the up and over door.

AGENTS NOTE

Please refer to the boundary plan in our photos for the correct boundaries for this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £460,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - South Cambridgeshire

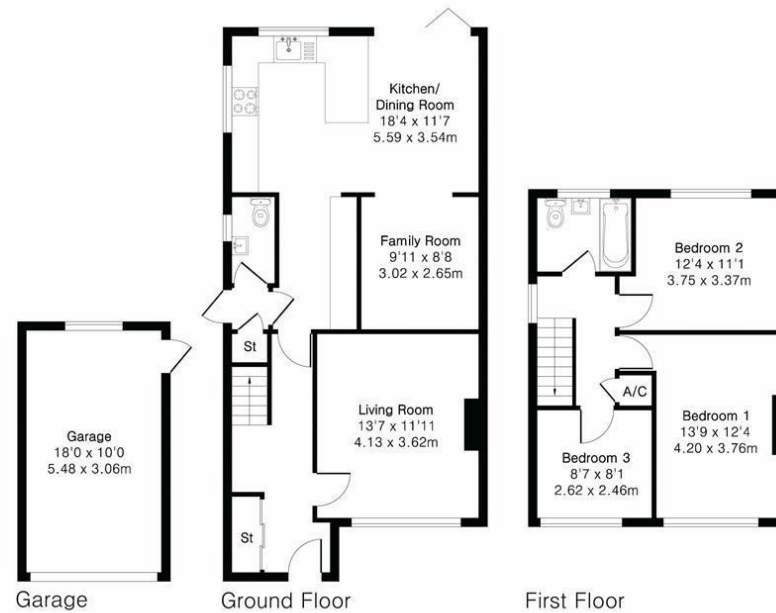


Approximate Gross Internal Area 1116 sq ft - 104 sq m

Ground Floor Area 683 sq ft – 64 sq m

First Floor Area 433 sq ft – 40 sq m

Garage Area 181 sq ft – 17 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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 | 01223 214214 | 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.

