



High Street, Foxton, CB22 6SP

**CHEFFINS**

## High Street

Foxton,  
CB22 6SP

A unique and rather special opportunity to acquire an individual and established, detached bungalow providing well proportioned and versatile living accommodation and offering considerable potential for sympathetic updating. The property also has the benefit of attractive mature gardens, extending in all to about 0.15 of an acre, which enjoy a high degree of privacy and seclusion together with an extensive driveway/parking area and detached garage.

3 2 2

**Guide Price £550,000**





## LOCATION

The property occupies an outstanding and quite delightful non-estate position close to the heart of this highly sought after South Cambridgeshire village which offers an extensive range of local amenities many of which are within easy walking distance and include a village stores, primary school, fine church and public house. Foxton also has its own main line station which provides commuter links by rail to London and Cambridge. The village is also conveniently placed for access to major routes including the A10, A505 and M11 motorway.

## FRONT ENTRANCE DOOR

into:

## ENTRANCE LOBBY

carpeted, downlight, into:

## ENTRANCE HALLWAY

carpeted, downlight, wall light, storage cupboard with hanging rail and shelving, further overhead storage cupboard containing fuse box, access into loft space, fully boarded and with loft ladder, airing cupboard, access into various rooms.

## KITCHEN

with a range of floor and wall units, laminate worktop, dual aspect upvc double glazed windows overlooking the rear garden, tile effect laminate flooring, part tiled walls, integrated 4 ring Logic electric hob with extractor fan, integrated Hotpoint oven and grill, boiler, part tiled walls, radiator, serving hatch, upvc double glazed door leading into:

## CONSERVATORY

carpeted, with doors out to both front and rear garden.

## SITTING ROOM

carpeted, radiator, downlight, wall lights, upvc double glazed bay style windows overlooking front of the property, upvc double glazed door out onto front terrace, further upvc double glazed window overlooking front of the property, feature fireplace with brick and tile hearth, timber mantelpiece.

## DINING ROOM

carpeted, radiator, upvc double glazed window

overlooking the front of the property, downlight, wall lights, serving hatch from kitchen, upvc double glazed doors also through to Conservatory.

## BATHROOM

with two piece suite comprising of bath with shower over, glazed shower screen, wash hand basin, upvc double glazed frosted window overlooking the rear of the property, radiator, tile effect laminate flooring, tiled walls, downlight.

## W C

with tiled effect laminate flooring, low level w.c., wash hand basin, upvc double glazed frosted window overlooking rear of the property, radiator, downlight.

## PRINCIPAL BEDROOM

carpeted, radiator, upvc double glazed windows overlooking front of the property, downlights, built-in wardrobes with hanging rail and overhead storage, door into:

## ENSUITE SHOWER ROOM

carpeted, three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin, tiled walls, radiator, heated towel rail, extractor fan.

## BEDROOM 2

carpeted, radiator, upvc double glazed window overlooking rear garden, downlight.

## BEDROOM 3

carpeted, upvc double glazed window overlooking the rear of the property, radiator, downlight, further wall light.

## OUTSIDE

The property is approached off the High Street via gravelled driveway offering off-road parking for multiple vehicles. The front garden is predominantly enclosed via timber fencing and hedging and laid to lawn with a variety of borders containing trees, shrubs, fruit trees and hedging. There is also a timber summerhouse. GARAGE with up and over door, concrete floor, power and lighting, outside tap, window overlooking the front garden, personal door into garage. Outside seating, pathway leading to front door as well as continuing round to side gate to the rear of the property.

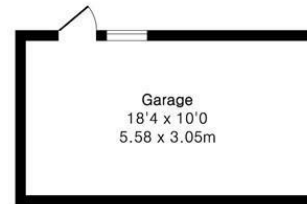
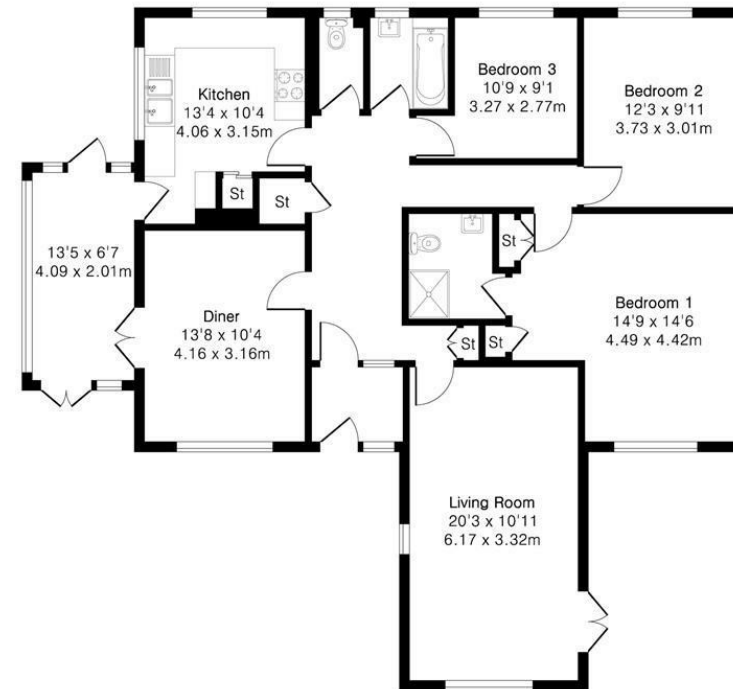
Rear garden with two terrace areas perfect for outside seating and al fresco dining, outside tap, side gate leading back round to the front, outside water tap. The rear garden is predominantly laid to lawn with borders containing a variety of trees, hedges and shrubs and the rear garden is enclosed with timber fencing. Timber storage shed.





**Approximate Gross Internal Area 1313 sq ft - 122 sq m  
(Excluding Garage)**

Garage Area 183 sq ft – 17 sq m



Garage



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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <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 |         |           |
|                                             | 61      | 79        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £550,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire

District Council

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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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

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