



4 Challis Close, Foxton, Cambridge, CB22 6AE  
Guide Price £465,000 Freehold



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**A SUPERB CONTEMPORARY SEMI-DETACHED HOUSE, STYLISHLY PRESENTED THROUGHOUT WITH ENCLOSED GARDEN AND OFF-ROAD PARKING, CONVENIENTLY LOCATED FOR THE MAINLINE TRAIN STATION.**

- 2 bedroom semi-detached house
- 875 sqft/81 sqm
- Gas fired central heating
- Chain free
- EPC- B / 84
- 2 bathrooms, 1 reception room
- Built in 2020
- Designer kitchen with integrated appliances
- Off road parking and private enclosed garden
- Council tax band-C

The property makes up a small select scheme, constructed by award winning Hill Residential, completed in 2020. The property boasts a tranquil cul-de-sac position, just a short walk from the village centre and mainline train station, with excellent commuter links nearby.

The accommodation comprises a storm porch to a welcoming reception hall with stairs rising to first floor accommodation, Amtico flooring and cloakroom wc just off. The sitting room is a well proportioned room and compliments the open plan kitchen/dining room. The kitchen area is fitted with attractive contemporary cabinetry, ample Silestone work surfaces and splashbacks with inset one and a half sink unit, mixer tap and drainer, and a host of integral appliances including an induction hob, extractor hood, fan oven, microwave combi oven, dishwasher and washer/dryer. There are French doors to the rear providing access to the garden and views over the wildlife meadow beyond.

Upstairs, off the landing are two double bedrooms including the master bedroom with fitted wardrobes and an en suite shower room, plus a family bathroom. Both shower and bathroom have designer sanitaryware, heated towel rails and attractive wall and floor tiles.

Outside, there is a block paved driveway providing parking for two large vehicles. Gated access leads to the rear garden which is designed with ease of maintenance in mind, laid mainly to lawn with a paved patio area, timber shed and gated access to the wildlife meadow beyond which is greenbelt land and jointly owned by the neighbouring houses.

**Location**

Foxton is set in the midst of open countryside midway between Cambridge and Royston and just about 8 miles south of the university centre. It is a village of quality properties and enjoys all the usual facilities including a mainline railway station which provides regular and fast access to Cambridge and to London Kings Cross within 55 minutes. There is also a bus service, village shop, primary school and recreation ground.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, water and drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-C

**Fixtures and Fittings**

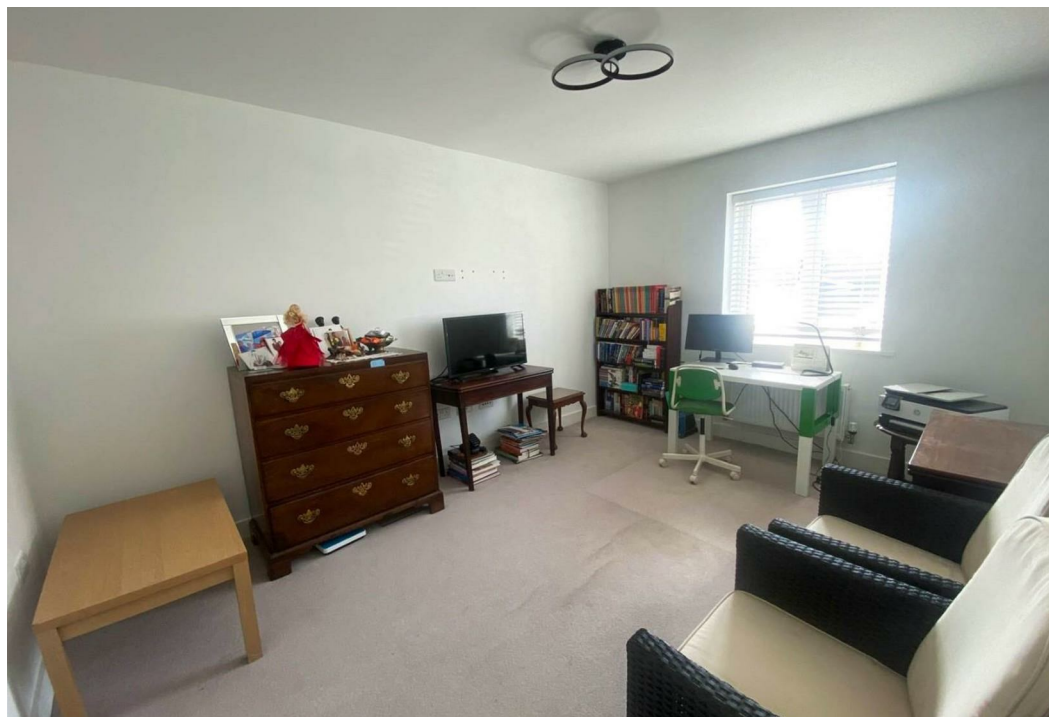
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

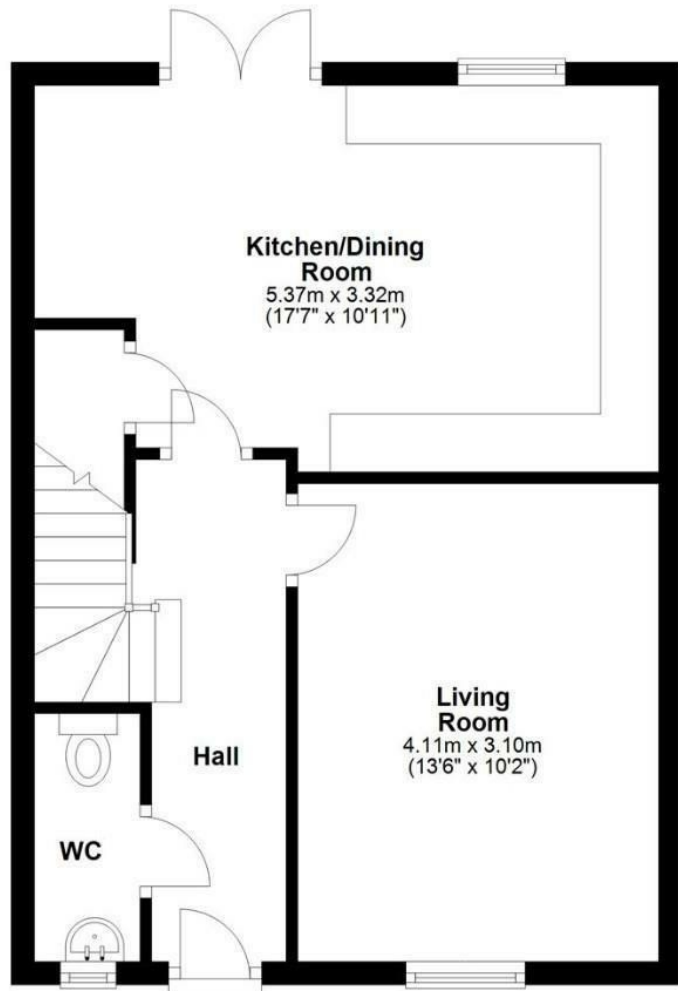
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

**Agents Note**

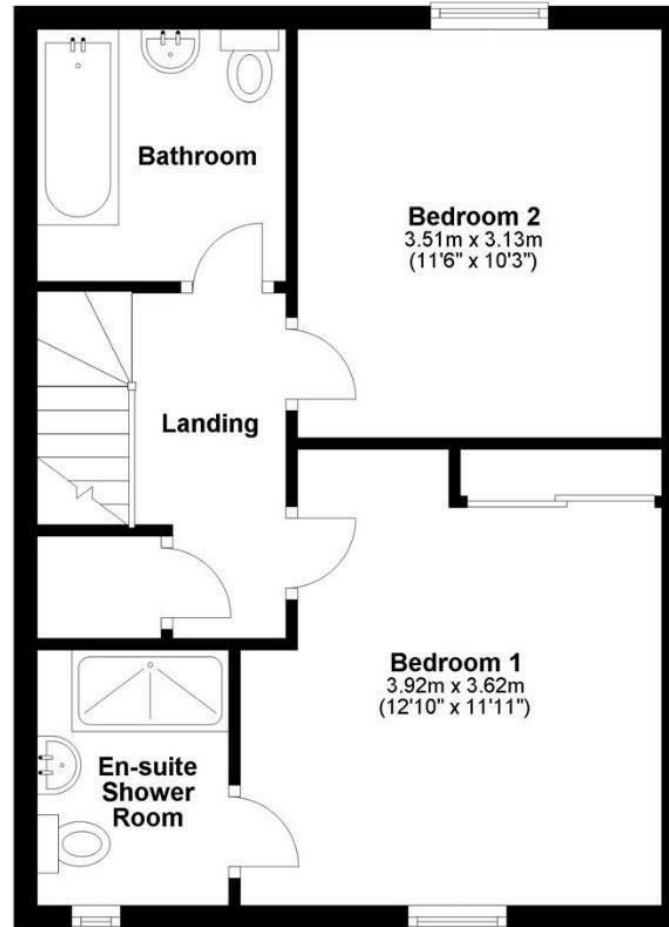
Shared communal areas- there is a £477.47 annual charge



## Ground Floor



## First Floor



Approx. gross internal floor area 81 sqm (875 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

