



71 High Street, Foxton, Cambridge, CB22 6RP
Guide Price £1,250,000 Freehold



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AN INDIVIDUAL, DETACHED FAMILY RESIDENCE, CONSTRUCTED IN THE 1920S WITH LATER ADDITIONS, SET WITHIN GARDENS AND GROUNDS OF APPROXIMATELY 1.35 ACRES, CENTRALLY LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 5 bedroom detached family residence
- Extensive gardens and grounds of approximately 1.35 acres
- Gas fired central heating to radiators
- Built in the 1920s
- Council tax band-F
- 1 bathroom, 2 reception rooms
- 1785 sq ft / 165.8 sqm
- Off road parking and garage
- EPC-C / 72
- Chain free

The property occupies a wonderful centre of village location, just a short walk from the village shop, public house, primary school and main line train station. The property is offered with no onward chain.

Entrance hall, entered via a timber front door with lightbox above, feature staircase leading to first floor accommodation. There are two reception rooms, these include a sitting room, a characterful reception room featuring an open fireplace and built in book-shelving and a family dining room which is a bright living space offering picturesque views over the rear garden. The kitchen/breakfast room is fitted with a range of base level and wall mounted storage cupboards and appliances and fixtures include a four ring ceramic hob, double oven, extractor, alongside a dedicated space for a dishwasher and fridge/freezer. Just off is a handy utility room, a practical functional space accommodating the usual white goods and housing a wall mounted gas fired central heating boiler. There is a cloakroom/W.C conveniently located just off the utility room.

On the first floor there is a galleried landing providing access to all first floor bedrooms and bathroom. There are five bedrooms in total, all are good sized including a particularly spacious vaulted room positioned over the garage extension , an ideal space for a home office or studio/hobby room. The family bathroom serves the first floor bedrooms.

Outside there is a lawned front garden with a driveway providing off road parking and access to the garage which has an up and over door, power and light connected and doors to the house and garden. Gated access leads to the generous formal rear garden which is laid mainly to lawn with well stocked flower and shrub borders and beds and features both an immediate paved patio adjoining the house and a second paved seating area, sheltered by a wooden pergola. The formal garden opens out into an extensive paddock extending to over an acre. This is mainly laid to lawn and features a mix of specimen and fruit bearing trees, lush plant borders and dedicated wildlife meadow area. All enjoys excellent levels of privacy.

Agents Note

There is a covenant on the paddock that additional housing cannot be built.

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 a range of facilities including a mainline railway that provides regular and fast access to Cambridge and to London King's Cross within 55 minutes. The mainline railway also serves the future Cambridge South station, giving access to the Cambridge Biomedical Campus. There is also a bus service, village shop, primary school, pub and recreation ground.

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band-

Fixtures and Fittings

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

Viewing

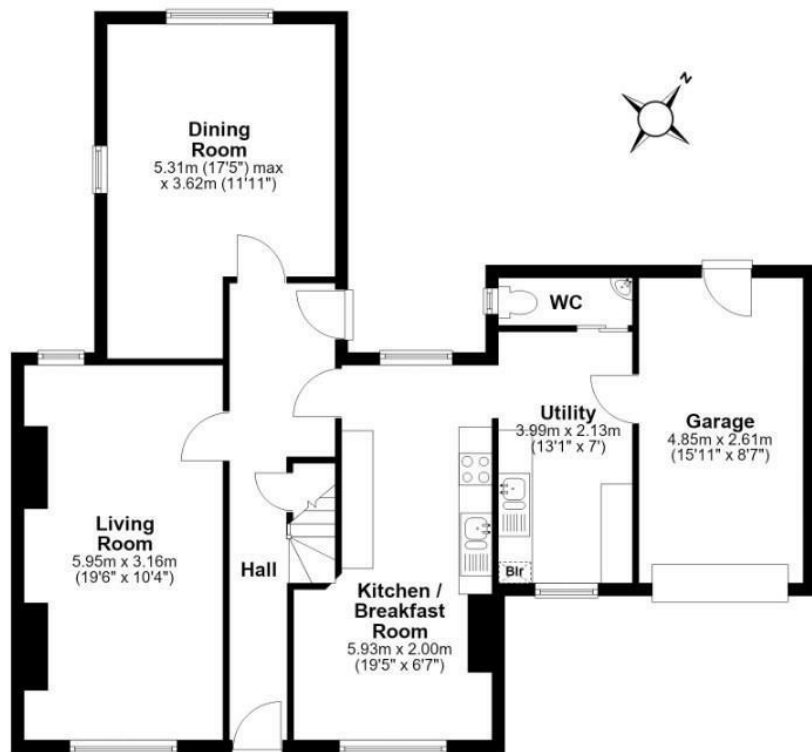
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





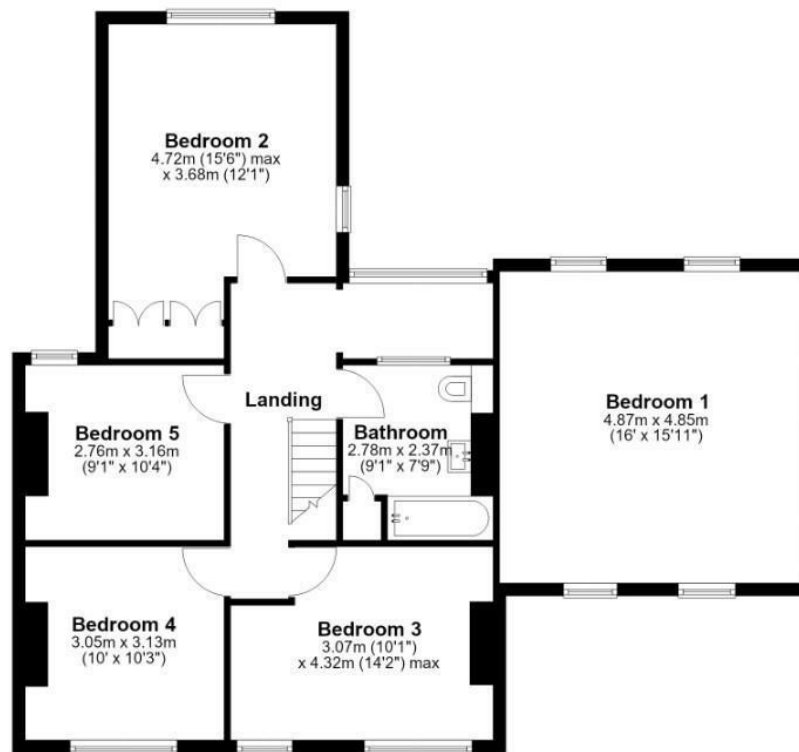
Ground Floor

Main area: approx. 74.5 sq. metres (801.5 sq. feet)
Plus garages, approx. 12.6 sq. metres (136.1 sq. feet)



First Floor

Approx. 91.4 sq. metres (983.7 sq. feet)



Main area: Approx. 165.8 sq. metres (1785.1 sq. feet)
Plus garages, approx. 12.6 sq. metres (136.1 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	80
EU Directive 2002/91/EC		

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



