



**STATION ROAD, FOXTON**  
£450,000

**Carter Jonas**



# STATION ROAD, FOXTON, CB22

unique two-bedroom semi-detached home, beautifully converted from a former schoolhouse and thoughtfully retaining original character throughout

Carefully converted by local developer from former Old Trinity Schoolhouse, this two-bedroom semi-detached versatile home offers 862sqft of thoughtfully designed living space, in the desirable village of Foxton.

## Ground Floor

Upon entry, you are welcomed by an impressive open plan kitchen, living and dining area, featuring striking vaulted ceilings and grand windows at the front, positioned where the original Schoolhouse windows once stood. Herringbone flooring runs throughout the ground floor, adding warmth and character.

The stylish kitchen boasts a white stone worktop paired with soft grey shaker-style cupboards and comes complete with integrated appliances. Glazed doors open directly onto the landscaped rear garden, while the dual-aspect design fills the space with natural light.

The ground floor also includes a second bedroom, offering flexibility as a study or additional reception room. Further glazed doors provide direct garden access, enhancing the sense of space and light. A luxury shower room completes this floor.

## First floor

Upstairs, there is the principal bedroom which is enhanced by a large, striking feature window that reflects the original Schoolhouse design, complimented by a sleek en-suite bathroom for modern comfort.

## Outside

There is off roading parking with an EV charging point. A rear gate leads to the particularly sunny private landscaped garden.

## A UNIQUE TWO-BEDROOM SEMI-DETACHED HOME, BEAUTIFULLY CONVERTED FROM A FORMER SCHOOLHOUSE AND THOUGHTFULLY RETAINING ORIGINAL CHARACTER THROUGHOUT.



## AMENITIES

- 2 Bedroom Semi-Detached Home
- Thoughtfully Converted from Former Old Schoolhouse
- Excellent Specification Throughout
- Versatile Living
- Located in the Desirable Village of Foxton
- Close to Local Amenities
- Ground Floor Second Bedroom and Shower Room
- EV Charging Point
- Approximately 0.3 Miles from Foxton Train Station
- Air Source Heat Pump

## TENURE

Freehold

## LOCAL AUTHORITY

South Cambridgeshire Council

## EPC BAND

D





### Location

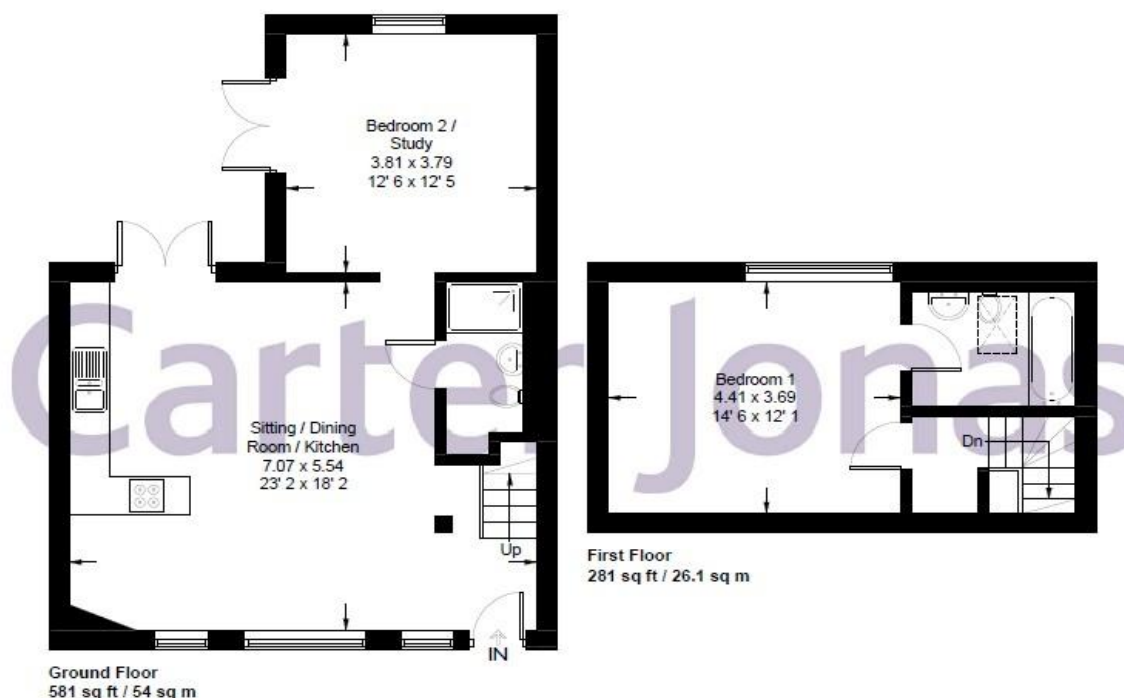
Foxton is a well-served village in South Cambridgeshire, located approximately 7 miles from Cambridge and 6 miles from Royston. It features several well-preserved 15th- and 16th-century houses and a 13th-century church dedicated to St Laurence.

The village offers a convenience store/post office and a railway station with services to London King's Cross and Cambridge. Faster, more frequent trains run from Royston, reaching King's Cross in as little as 37 minutes. Road links are excellent, with the A10 bordering the village and easy access to the M11 and A1(M) via the A505.

Foxton has a primary school, and Cambridge provides a range of independent schools, including The Perse, The Leys, and St Faith's.

## Old School, 8 Station Road, Foxton

Approximate Gross Internal Area = 862 sq ft / 80.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

**Cambridge New Homes 01223 403330**

cambridge@carterjonas.co.uk  
The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**  
Offices throughout the UK

### **IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.