



STATION ROAD, FOXTON
Guide Price: £475,000

Carter Jonas

STATION ROAD, FOXTON, CB22

At the front of the home, a generously sized living room creates a welcoming space for everyday comfort. From the hallway, you'll find the impressive kitchen/dining area to the rear, complete with integrated appliances and a modern, contemporary finish. Glazed doors open onto a private, landscaped garden. The downstairs cloakroom completes this floor.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while bedrooms two and three share a contemporary family bathroom. Bedroom two is a comfortable double, while bedroom three offers versatility as a third bedroom or a home office.

There is off roading parking for two cars with an EV charging point.

This home features high quality flooring throughout and underfloor heating to the ground floor, powered by an Air Source Heat Pump for sustainable, modern comfort.

Foxton is a small village in South Cambridgeshire, England. It has a number of well preserved fifteenth and sixteenth century houses, and a thirteenth century church dedicated to St Laurence.

The well-served village of Foxton lies between the University City of Cambridge (approximately 7 miles) and the market town of Royston (approximately 6 miles).

There are good local facilities in the village including a village convenience store/post office and a station offering mainline rail services into London's Kings Cross and Cambridge. Faster and more regular services are available from Royston station into Kings Cross taking from 37 minutes.

For road commuters, the A10 runs along the edge of the village, providing easy access to the M11 to the east and, via the A505, the A1(M) to the west.

There is a primary school in the village and notable independent schools in Cambridge for all ages, including The Perse, The Leys and St Faiths.

OFFERING OVER 1000 SQ FT OF THOUGHTFULLY DESIGNED LIVING SPACE, THIS EXCELLENT THREE BEDROOM SEMI-DETACHED HOME IS SITUATED IN THE POPULAR SOUTH CAMBRIDGESHIRE VILLAGE, FOXTON.



AMENITIES

- 3 Bedroom Semi-Detached Home
- Located within an Exclusive Development
- Excellent Specification Throughout
- Separate Living Room
- Desirable Village of Foxton
- Close to Local Amenities
- Underfloor Heating to Ground Floor
- EV Charging Point
- Approximately 0.3 Miles from Foxton Train Station

TENURE

Freehold

LOCAL AUTHORITY

South Cambs District Council

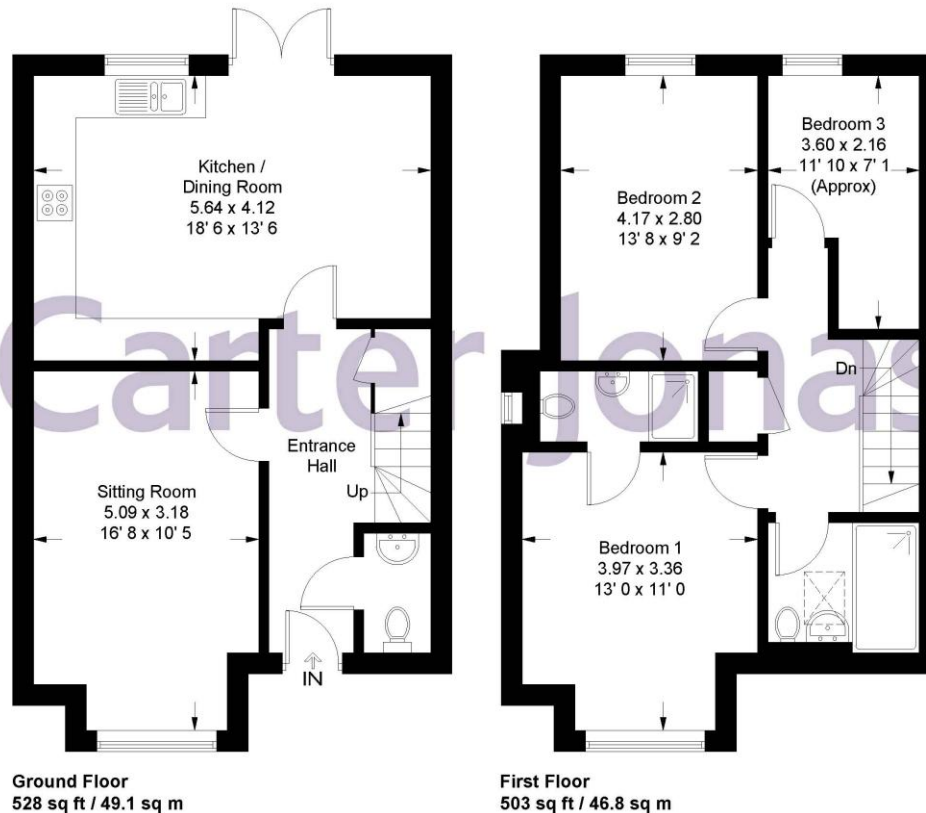
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Old School, 8 Station Road, Foxton

Approximate Gross Internal Area = 1031 sq ft / 95.9 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.

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.

NOTE: CGI furniture has been added to internal images.

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