



**FOWLMERE ROAD, FOXTON, CB22**  
**£1,050,000**

**Carter Jonas**



## FOWLMEERE ROAD, FOXTON

This beautiful four-bedroom family home boasts open-field views and double garage. Using air source heat pumps and benefitting from under-floor heating to the ground floor and fully insulated to the latest energy standards.

Upon entering there is a generous entrance hall off which is a living room, study, utility room with side access, contemporary and stylish bespoke kitchen/dining room with quartz worktop and breakfast bar with integrated Siemens appliances to include fridge/freezer, dishwasher, wine cooler, large flex induction hob, microwave and oven with warming drawer, and bi-fold doors leading to the enclosed rear garden.

To the first floor are four double bedrooms, with en-suite to master and a further family bathroom, with attic trusses above to allow for conversion of roof space.

Outside there is a double garage which will be fitted for a future EV charging point, and ample parking on a private driveway.

Foxton is a small village in South Cambridgeshire between the University City of Cambridge (7.1miles) and the market town of Royston (6.3miles).

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 the road commuter access to the A10 is on the edge of the village which leads in turn to the M11 to the east and, via the A505, the A1 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.

### AMENITIES

- Potential to Convert Loft with Attic Trusses
- Air Source Heat Pump
- Underfloor Heating to Ground Floor
- Double Garage Set up for EV Charging Point
- South/West Facing Gardens
- Contemporary Bespoke Kitchen with Quartz Worktops
- Four Double Bedrooms with En-suite to Master
- 10 Year New Home Warranty
- Close Proximity to Local Train Station

## A BRAND NEW FOUR BEDROOM DETACHED HOUSE LOCATED IN A PEACEFUL VILLAGE SETTING WITH OPEN-PLAN KITCHEN/DINING ROOM, DOUBLE GARAGE AND OPEN-FIELD VIEWS.



Kitchen



Classification LZ - Business Data



Utility

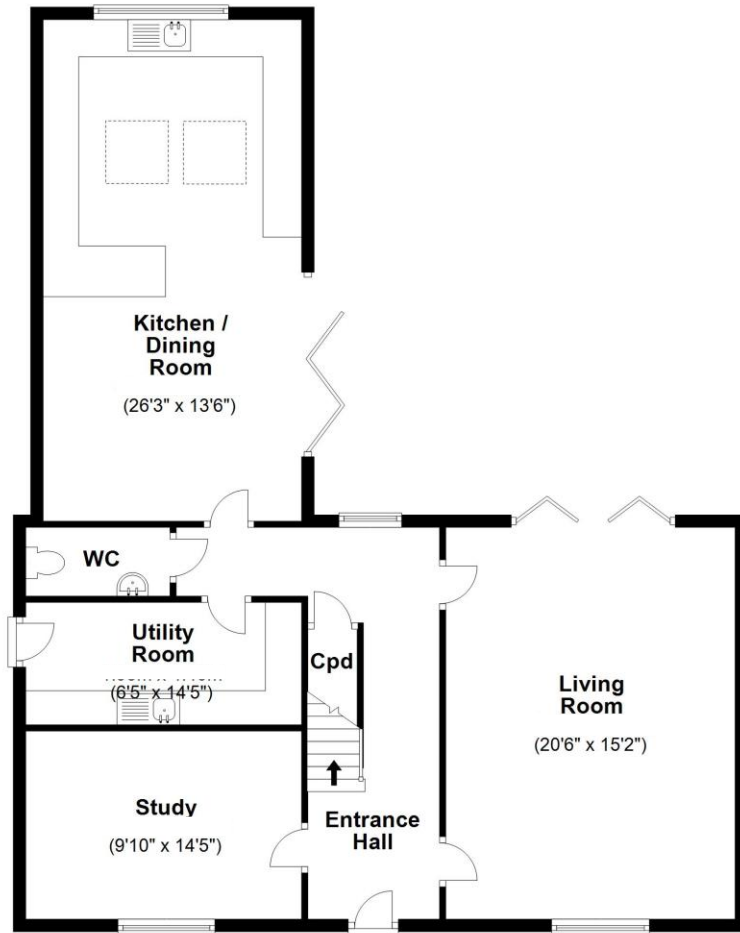


Classification L2 - Business Data



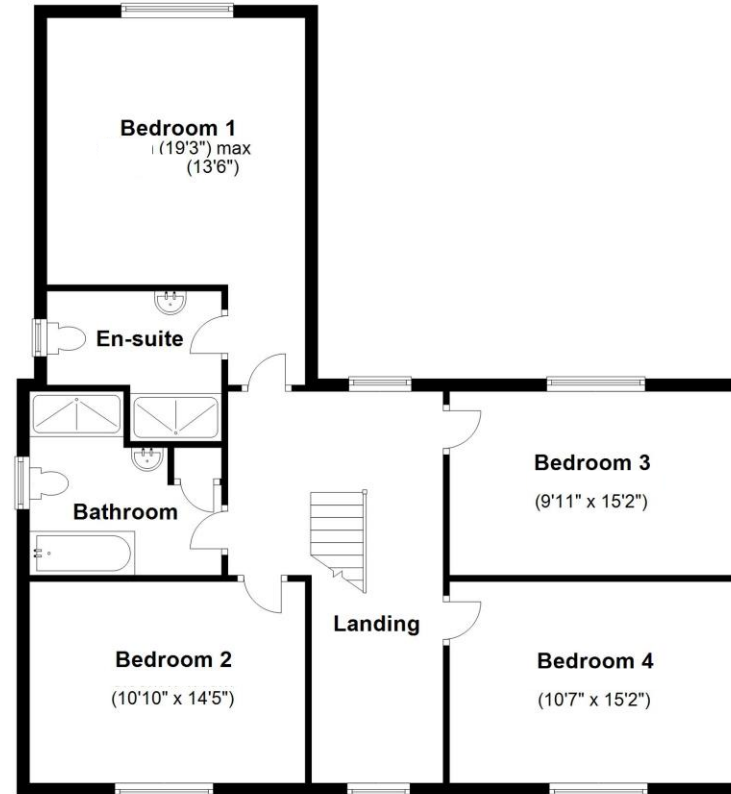
## Ground Floor

Approx. 104.1 sq. metres (1120.0 sq. feet)



## First Floor

Approx. 96.0 sq. metres (1033.7 sq. feet)



Total area: approx. 200.1 sq. metres (2153.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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