



A single storey dwelling with modernisation/redevelopment opportunity and mature south-facing garden, in this popular South Cambridgeshire village.

**19 HIGH STREET,
FOXTON**

In brief

Cambridge 7 miles, Royston 6 miles (fast train to King's Cross 37 minutes), M11 (Junction 11) 4 miles, Foxton railway station 0.5 of a mile (services to Cambridge and King's Cross) (distances and time are approximate).

Gross Internal Area: 1,292 sq ft (120 sq m)
excluding Outbuildings

Property Summary

- Ground floor: Entrance Hall, Cloakroom, Kitchen, Sitting Room, Dining Room, Bathroom, 4 Bedrooms, Store Room
- Outside: Garden, Driveway, 2 Outbuildings

Situation

Foxton lies approximately 7 miles south of Cambridge and provides a range of local facilities including a post office/general store, church, primary school, and a public house. It is also conveniently placed for commuters by road or rail, with the M11 (Junction 11) 4 miles away providing access to Stansted Airport and the M25 and a mainline railway station within the village, just half a mile away, with services to Cambridge and King's Cross and Royston

railway station (approximately 6 miles) has a fast service to King's Cross in 37 minutes. The nearby world renowned University City of Cambridge, offers an attractive combination of ancient and modern buildings, winding lanes and colleges, together with extensive shopping and cultural facilities along and some of the most highly regarded school in the city, such as St Faith's, The Stephen Perse Foundation, The Perse, The Leys and St Mary's, can be found on the south side of the city. The city has also become recognised as an important centre for the 'high tech' and 'bio tech' industries with the University Research and Development Laboratories, Science Park, ARM, Microsoft, AstraZeneca and Addenbrooke's Hospital/Biomedical Campus, one of the

largest centres of health, science and medical research in the world.

Description

19 High Street Foxton is a a single storey detached residence which occupies a superb location, sitting on a plot of 0.57 acre and set back from the road. This property offers a wonderful modernisation / redevelopment opportunity, subject to the usual permissions being obtained, for a good sized family home in the heart of this popular village.



Property Highlights

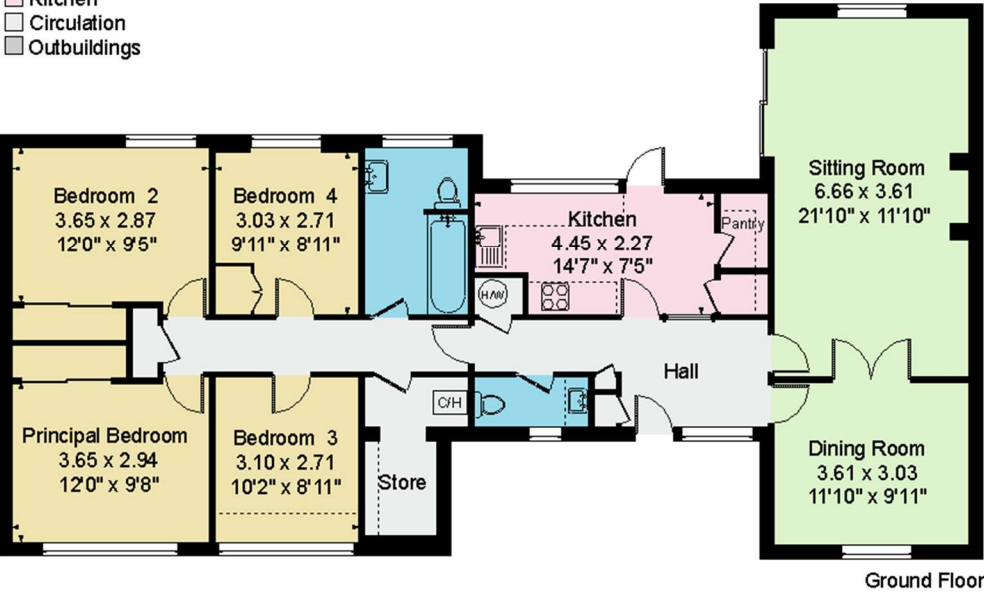
- Modernisation/Redevelopment potential
- Spacious dual aspect Sitting Room 21'10 x 11'10 (6.66m x 3.61m) with feature fireplace and sliding doors to Garden
- Dining Room with view over front aspect
- Kitchen with fitted wall and base units
- Four double Bedrooms and Family Bathroom
- Two substantial Outbuildings extending to an additional 581 sq ft (54 sq m)
- Mature south facing Garden
- Driveway with off street parking

**19 HIGH STREET,
FOXTON,
CAMBRIDGE CB22 6SP**

Gross Internal Area 120 sq m (1292 sq ft)
excluding Outbuildings

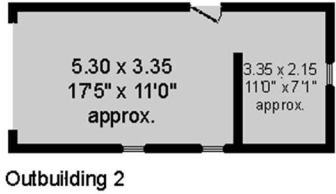
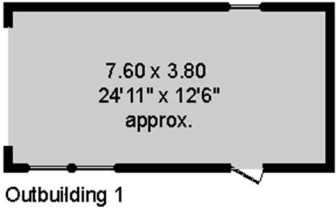


- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation
- Outbuildings



Gross Internal Area
Outbuilding 1: 29 sq m (312 sq ft)
Outbuilding 2: 25 sq m (269 sq ft)

Outbuildings
smaller scale than House



NOT TO SCALE: For guidance purposes only

Viewing

By prior telephone appointment with
Bidwells
01223 841842

Enquiries

Will Pettit
01223 841842
Will.pettit@bidwells.co.uk

Additional Information

Services

All mains services are connected to the property.

Local Authorities

South Cambridgeshire District Council
0345 045 0500

Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

Tenure & Possession

The property is for sale freehold with vacant possession on completion

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01223 841842

Health & Safety

In the interest of Health and Safety,
please ensure that you take due care
when inspecting any property.

Outgoings

Council Tax Band: E
Council Tax Payable 2025/2026; £2,951.08

Energy Rating

To be confirmed



Important Notice

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