

*Fowlmere Road*

FOXTON





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*These beautiful freehold four-bedroom family homes boast open-field views and a double garage. Using air source heat pumps and benefitting from under-floor heating to the ground floor. Both homes are fully insulated to the latest energy standards.*

To the ground floor 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.

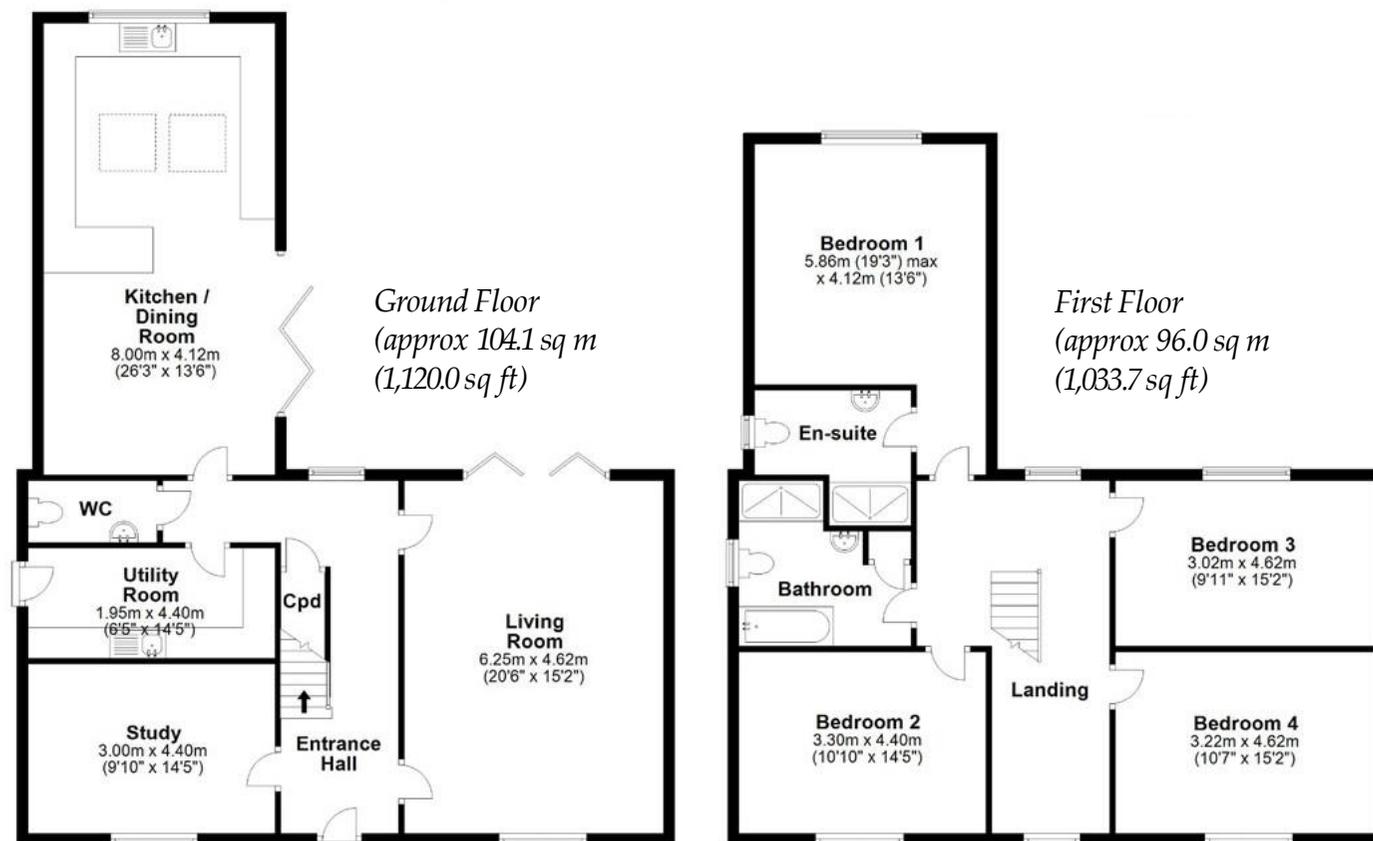
To the first floor are four double bedrooms, with en-suite to master and a further family bathroom, with attic trusses above to allow for conversion of roof space.

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

The properties will benefit from a 10-year structural warranty.

# Floor Plans

## Plot 1



Drawings are for guidance only.

Total area: approx 200.1 sq m  
(2,153.7 sq ft)

# Plot 2



Total area: approx 209.6 sq m  
(2,256.4 sq ft)

# Specification

## Kitchen

Contemporary and stylish bespoke design for individual house type.

- Quartz worktops and breakfast bar
- 800cm flexinduction hob with extractor fan over
- Siemens integrated single oven with warming draw
- Siemens combi microwave
- Siemens 60/40 fridge freezer
- Siemens integrated dishwasher
- Franke stainless steel under mounted sink with Franke monoblock chrome mixer tap
- Soft close Beckermann door units
- Integrated pull out waste bins with recycling
- Siemens unter counter wine cooler
- Tiled flooring

## Utility

- Beckermann wall and floor units
- Quartz worktops and upstands
- Space for washing machine
- Space for tumble dryer
- Sink and tap
- External access
- Tiled flooring

## Bathrooms/Cloakroom

- Wall tiles
- White sanitary ware
- Dual energy chrome towel rail

## Decorative Finishes

- Timber staircase with oak newel posts and handrail
- Oak internal doors
- White skirting and architrave
- White walls and ceilings

## Construction

- All constructed to current high spec building rates
- Traditional construction brick and block outer walls with cavity wall insulation
- PVC rainwater goods
- Wooden windows and doors
- 10year structural warranty

## Heating and Plumbing

- Air source heat pump
- Hot water cylinder
- Underfloor heating to ground floor
- Radiators to upper floor

## Electrical

- LED downlighters to kitchen, office and bathrooms
- Pendant fittings to remaining rooms
- Chrome light switches and power points to ground floor
- White light switches and power points to first floor
- Superfast BT to primary rooms
- External lighting to front and rear
- Lighting and power to double garage
- Future EV charging point to double garage

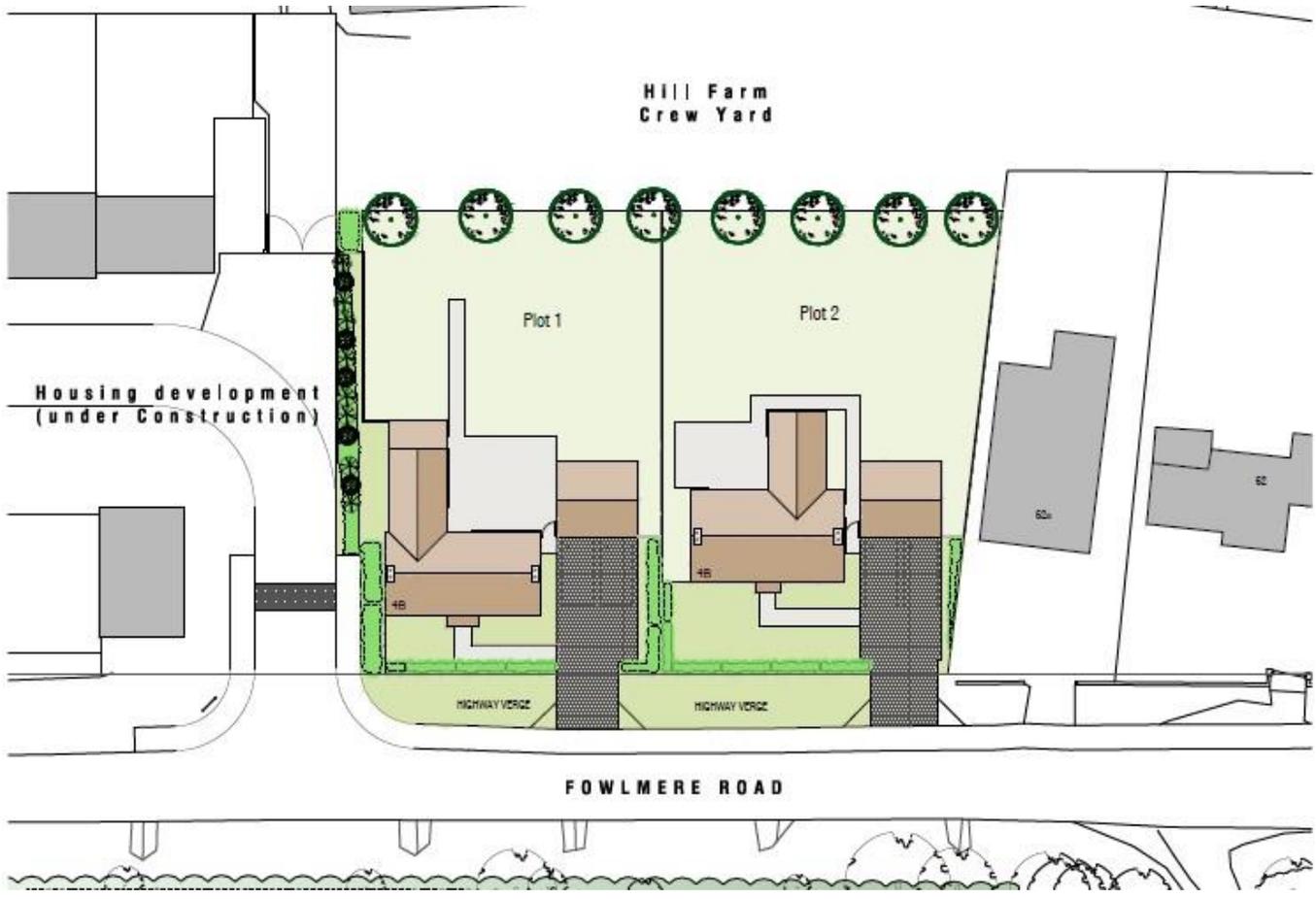
## Double Garage

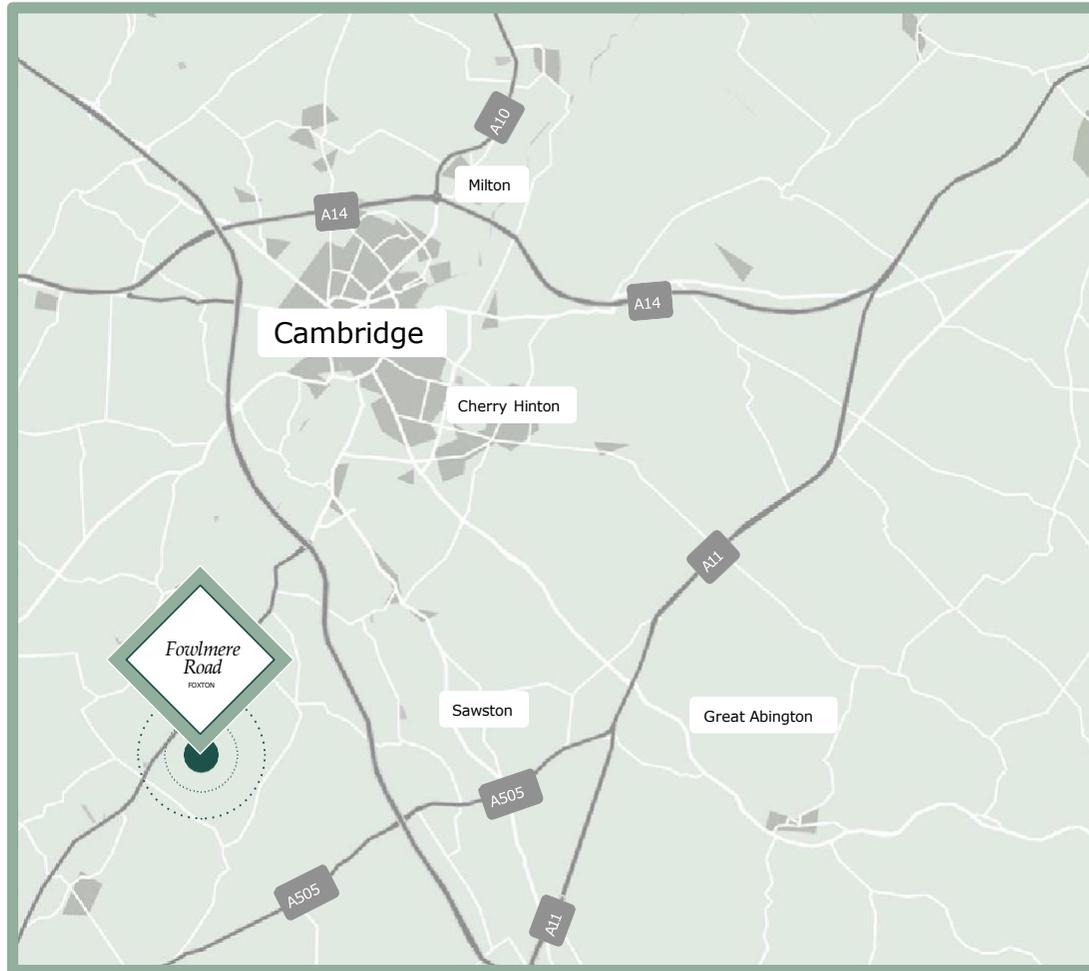
- Cedar/Oak effect garage doors
- Pedestrian door to side

## General

- Attic trusses installed to allow for conversion of roof space
- Oak porch to front
- 6ft close boarded fencing to rear
- Two bar fence to front
- Side gates to rear gardens
- Paved pathway to property and patio area to rear
- Block paving to private driveways
- Bi-fold doors leading off the kitchen
- French doors leading off the living room

# Site Plan





## *Location*

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 which is between the University City of Cambridge (7.1 miles) and the market town of Royston (6.3 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 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.



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*For more information, get in touch with one of our property experts today.*

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