



Charming 4-bed detached house in a picturesque village of Foulton. This homely property boasts 2 reception rooms, 4 bathrooms, garden and double garage. Enjoy scenic views and spacious living areas.

Cheviot Park, Foulton, TD15 1US

 4  4  2

 216 sq m

Offers Over £425,000

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About this property

Havenfield is a charming 4 bedroom detached family home situated in the sought after Scottish Borders village of Foulden.

This spacious family home is in immaculate condition and beautifully presented. As you step inside, you are greeted by a warm and inviting ambiance, with each room thoughtfully designed to maximize comfort and functionality. Extending to around 2332 Sq F / 216 Sq M, the property flows naturally from room to room over two principal floors.

The ground floor comprises a vestibule, large hallway, sitting room, large dining kitchen, day room, conservatory, utility room, principal bedroom with en suite shower room, and family bathroom. A central stair from the reception hallway leads to the first floor where lies a double bedroom with en suite shower room, and two further bedrooms which are supported by a family shower room. Havenfield offers the most fantastic views over the Scottish Borders and Northumberland countryside, with views out to the Cheviot Hills.

Havenfield sits in mature garden grounds. A private and secluded garden can be found to the rear of the property with a garden shed and has been landscaped throughout with a patio area, which is ideal for sitting out in the warmer months. To the front lies a private driveway leading to integral double garage.



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Plans

Approx. gross internal floor area
216 sq m

Accommodation Comprises

Ground Floor

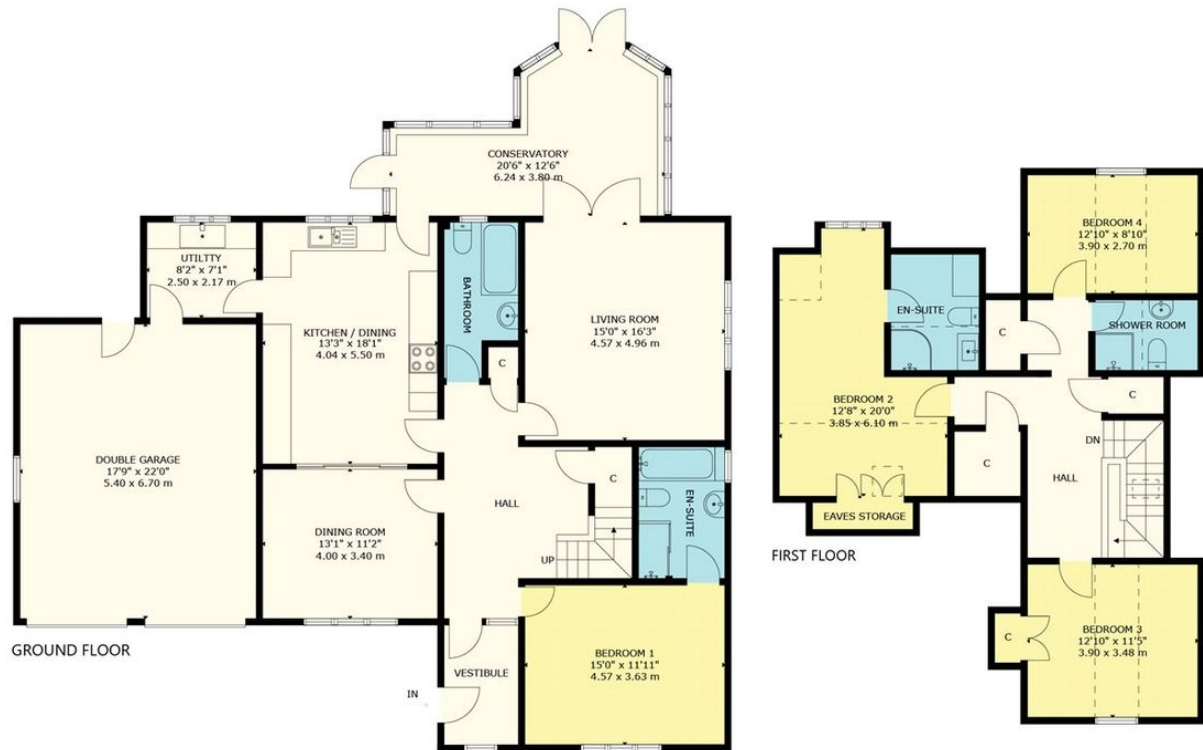
Vestibule, Reception Hallway, Sitting Room, Dining Kitchen, Day Room, Conservatory, Utility Room, Family Bathroom, Principal Bedroom (En-Suite)

First Floor

Double Bedroom (En-Suite), Double Bedroom, Single Bedroom, Shower Room.

Outside

Driveway, Double Garage, Private Garden Grounds, Garden Shed, Greenhouse



14 CHEVIOT PARK, FOULDEN, TD15 1US
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,332 SQ FT / 216 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Local Area

Cheviot Park is located in the sought after Scottish Borders village of Foulden, the village exudes a strong sense of community, with local events and gatherings that bring residents together, fostering a warm and welcoming atmosphere.

Cultural and recreational activities are easily accessible in and around Foulden. The village is conveniently located near several notable sites, including Paxton House, Manderston, and Floors Castle, allowing residents and visitors to explore the rich architectural and historical heritage of the region. Transport links are excellent, with good road connections to major routes leading to Edinburgh, Newcastle, and other key cities. The nearby Berwick-upon-Tweed railway station on the East Coast Main Line provides convenient access to both Scotland and England, ensuring Foulden is well-connected despite its rural location.

The nearby village of Chirnside lies around 4.5 miles away and offers a local Co-op, a well-regarded butcher, a lively pub, local convenience store, a post office and a fish and chip shop which would all love your support. The village also offers a pharmacy and a very well-regarded primary school. Further schooling is on the doorstep with Duns and Eyemouth High School being nearby.

Cheviot Park is a short drive from the popular Coldingham Sands beach and the dramatic St Abbs Head National Nature Reserve. The village of Reston is only 7.5 miles away and offers a train station, which is part of the main East Coast line connecting London to Aberdeen.

The historic market town of Berwick upon Tweed lies about 5 miles from Foulden just off the A1, in Northumberland. Berwick-upon-Tweed is famous for its stunning architecture, has a wide selection of amenities and is well serviced with local and national shops, including supermarkets. Berwick also has a selection of leisure and sports clubs, banks, public houses, restaurants and The Malting theatre and cinema which offers daily shows and movies.



Key Information

Local Authority

Scottish Borders Council

Council Tax

Band = E

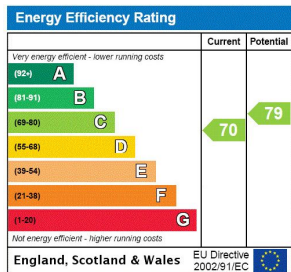
Tenure

Freehold

EPC

HAVENFIELD EPC

EPC Rating = C



General Remarks

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, greenhouse, and integrated appliances form part of the sale.

Listing and Conservation

Havenfield is not listed and does not fall within a conservation area.

Services

- Oil central heating
- Mains electric, drainage and water.
- Fibre broadband services are available.

Local Authority

Scottish Borders Council

Telephone: 0300 100 1800

<https://www.scotborders.gov.uk>

Distances

Chirnside 4.5 miles, Duns 11 miles, Eyemouth 7 miles, Reston Train Station 7.5 miles, Berwick upon Tweed Train Station 5 miles, Edinburgh 53 miles, Newcastle upon Tyne 70 miles.

(distances are approximate).

What3Words

Enquire



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Book a valuation

Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

Misrepresentations

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2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment

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