



A beautifully presented 4-bedroom detached home with a 1-bedroom annex, offering spacious living & stunning countryside views. Set in the charming village of Foulden, this property is ideal for family living or a tranquil rural retreat.

**Cheviot Park, Foulden, Scottish Borders, TD15 1US**

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 5  4  2

 231 SQ M

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Offers Over £535,000

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## About this property

16 Cheviot Park is a beautifully presented 4-bedroom detached family home, situated in the desirable village of Foulden in the Scottish Borders. This spacious and modern property, featuring a 1-bedroom annex, enjoys a prime location with breathtaking countryside views.

Extending to approximately 1,851 Sq Ft / 172 Sq M, the property is designed for comfortable and flexible family living, spread across two floors, with additional space offered by the annex.

Upon entering, you are welcomed by a spacious vestibule that leads into the bright and airy open plan sitting/ dining kitchen. The sitting area boasts bi-fold doors that open onto the decking with access to the garden, and offering uninterrupted views of the stunning countryside.

The open-plan design flows naturally into the dining kitchen, which is fully equipped with modern appliances and offers ample space for casual dining and entertaining. Adjacent to the kitchen, there is a convenient utility room and a WC for guests. Also located on the ground floor is the principal bedroom, featuring an en-suite shower room, providing a peaceful retreat.

The first floor is home to three well-proportioned double bedrooms, perfect for family use, guest accommodation, or as a home office. These bedrooms are complemented by a family bathroom featuring modern fittings.

### Annex:

The separate 1-bedroom annex provides additional living space, perfect for extended family members, guests, or even as a home office. It includes a sitting

room with bi-fold doors that open on to private decking, a kitchen, double bedroom, and a shower room, offering complete privacy and self-contained accommodation.

### Externally:

The property is set within well-maintained grounds, with a large driveway and a detached garage providing ample off-street parking. The rear garden offers a private and peaceful environment, ideal for relaxation and outdoor dining, with panoramic views across the rolling hills of the Scottish Borders.

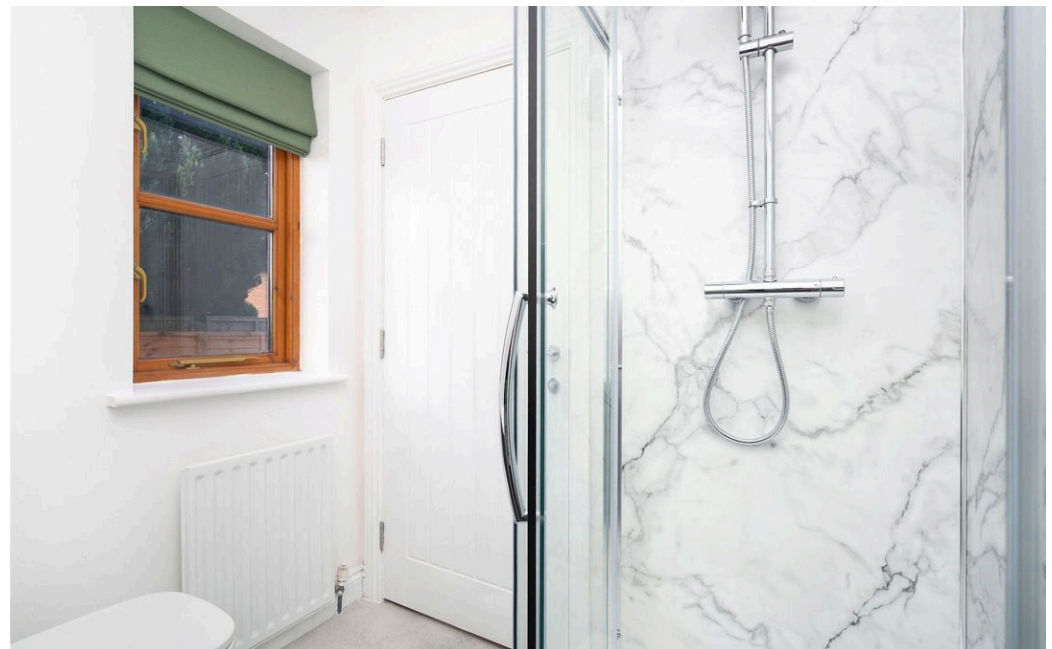
This property combines the charm of country living with modern conveniences, making it a perfect family home or retreat for those looking to escape to the Scottish Borders.

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## Plans

Approx. gross internal floor area

**231 Square Meters**

### Accommodation Comprises

Main House

Ground Floor

Vestibule, Open Plan Sitting/Kitchen/ Dining Room, Utility Room, Bedroom (En Suite), WC.

First Floor

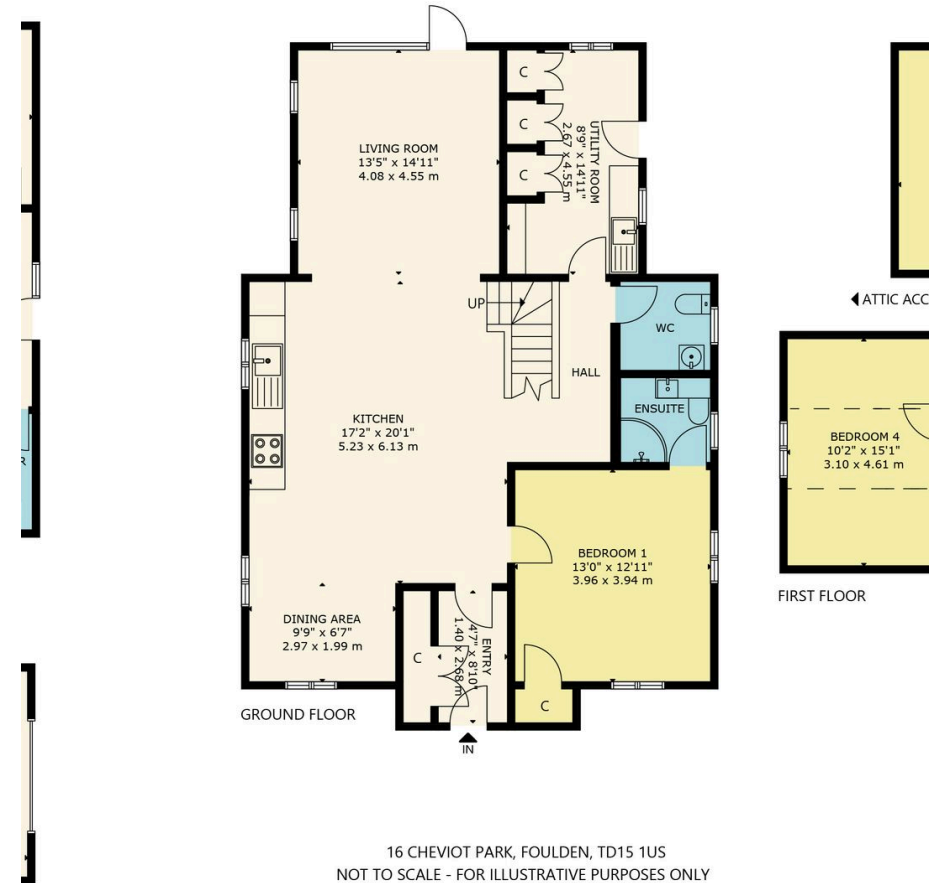
3 Double Bedrooms, Family Bathroom.

Annex

Entrance Hallway, Sitting Room, Kitchen, Double Bedroom, Shower Room.

Garden Grounds

Private Rear Garden, Garage, Driveway, 3 x Decking areas



16 CHEVIOT PARK, FOULDEN, TD15 1US  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,851 SQ FT / 172 SQ M  
ANNEX 635 SQ FT / 59 SQ M  
GARAGE 258 SQ FT / 24 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. While Foulden is a small village, the nearby town of Berwick-upon-Tweed provides a variety of amenities, including independent shops, restaurants, and essential services such as schools and healthcare facilities. Cultural and recreational activities are accessible with notable sites like Paxton House, Manderston, and Floors Castle nearby. Local festivals celebrate Scottish Borders traditions, adding vibrancy to community life. Transport links are excellent, with good road connections to Edinburgh, Newcastle, and beyond. Berwick-upon-Tweed's railway station on the East Coast Main Line ensures easy access to Scotland and England.

Chirside, 4.5 miles away, offers a Co-op, butcher, pub, convenience store, post office, fish and chip shop, pharmacy, and a well-regarded primary school. Duns and Eyemouth High Schools are also nearby. Whitelaw is a short drive from Coldingham Sands beach and St Abbs Head National Nature Reserve. Reston, 7.5 miles away, has a train station on the East Coast Main Line, making commuting to Newcastle or Edinburgh quick and easy.

Berwick-upon-Tweed, about 5 miles away, is renowned for its stunning architecture and amenities, including national supermarkets, leisure clubs, banks, and The Malting theatre and cinema. There are several golf courses nearby, such as Eyemouth, Dunbar, Goswick, and Magdalene Fields in Berwick.

16 Cheviot Park offers excellent connections to Edinburgh, Newcastle, and London via the A1 trunk road and Berwick's mainline train station, with London just a 3.5-hour journey away.



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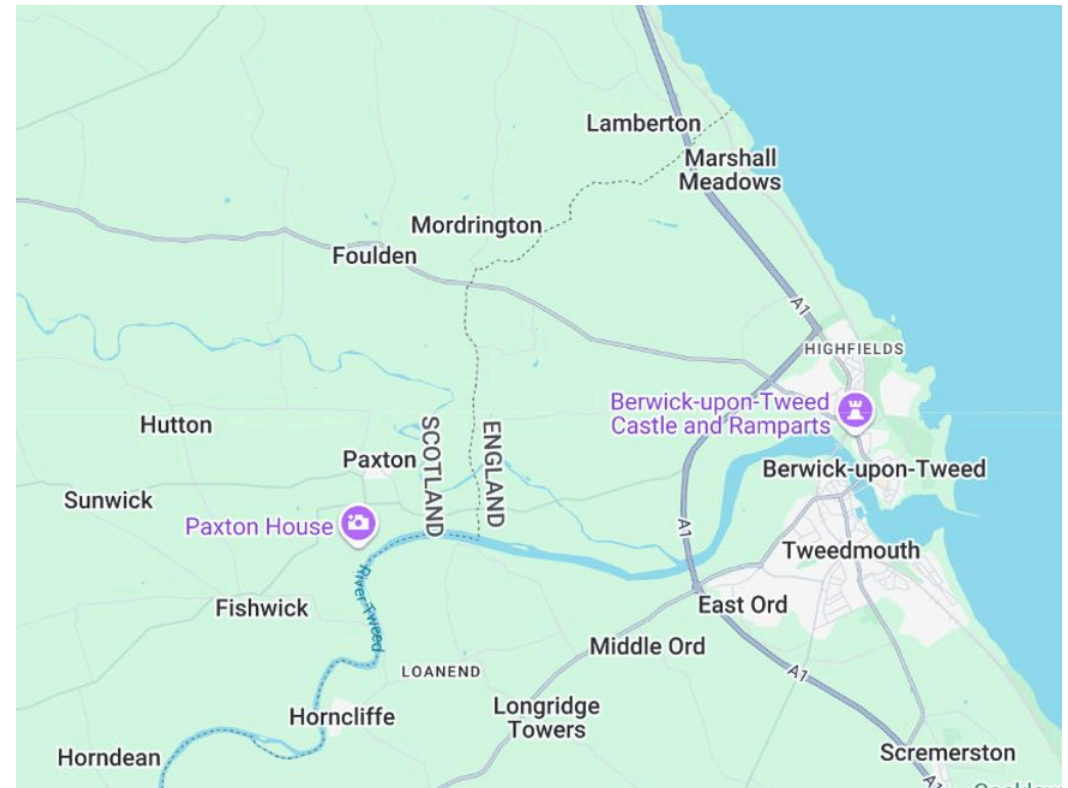
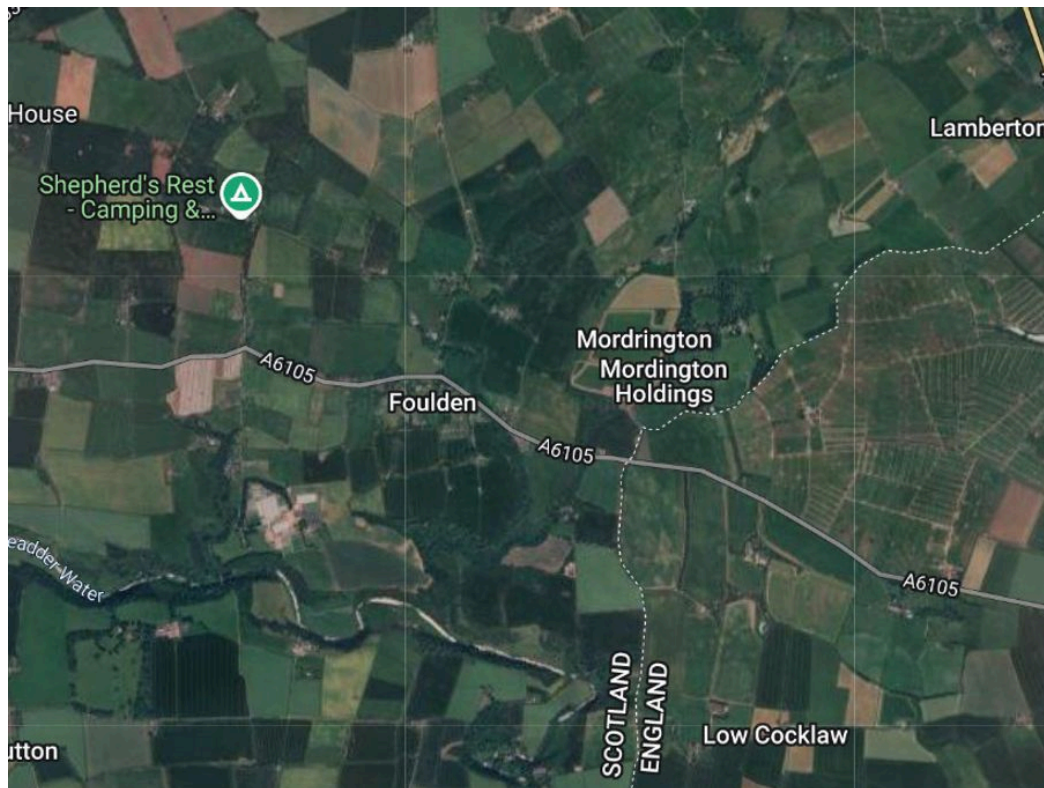
# Location

## 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



## Key Information

### Local Authority

Scottish Borders Council

### Council Tax

Band = F

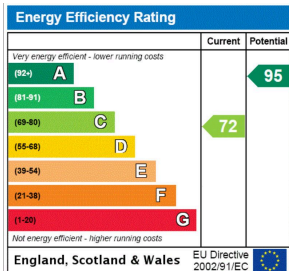
### Tenure

Freehold

### EPC

PROPERTY EPC

EPC Rating = C



### General Remarks

Services:

Mains water, drainage and electricity.

Oil Central Heating

Full fibre broadband services are available.

Fixtures and Fittings:

All fitted carpets, curtain poles, blinds, light fittings, and integrated appliances form part of the sale. Dining table may be available by separate negotiation.

Listing and Conservation:

16 Cheviot Park is not a listed building or in a conservation area.

Home Report:

Home report for 16 Cheviot Park is available upon request.

Internet Web Site:

This property and other properties offered by Paton & Co can be viewed on the following websites:

[www.patonandco.com](http://www.patonandco.com) / [www.rightmove.co.uk](http://www.rightmove.co.uk) / [www.zoopla.co.uk](http://www.zoopla.co.uk) / [www.onthemarket.com](http://www.onthemarket.com) /

[www.primelocation.com](http://www.primelocation.com)



# Enquire



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## 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.

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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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