



Elsworth Lodge, Rogues Lane, Elsworth, CB23 4HZ

CHEFFINS

Rogues Lane

Elsworth,
CB23 4HZ

7 3 5

Guide Price £1,800,000

Elsworth Lodge is a substantial detached residence extending to about 4570 sqft originally built in the 1950's with a large extension in the 1970's, the property itself offers scope for sympathetic improvement and updating. Elsworth Lodge occupies a most desirable position on the outskirts of the village with grounds in all extending to about 12 acres including formal gardens as well as paddocks, useful range of outbuildings and detached outdoor pool.





LOCATION

Elsworth is a delightful picturesque quiet village strategically placed but well away from the main roads to East Anglia, London, Midlands and the north. Elsworth which is 10 miles to the west of Cambridge is accessed via the A14 or the A428 each about 3 miles from the village. Elsworth is only 11 miles south east of Huntingdon which is well served with its fast link to London King's Cross. St Neots station is also easily accessible approximately 10 miles distant. For schooling there is an excellent and sought after primary school in the centre of the village and secondary schooling in nearby Swavesey Village College about 4 miles or Comberton Village College about 9 miles. Further schools in both state and private sector are available in the university city of Cambridge along with educational and sporting amenities. There is also a Tesco Superstore at Bar Hill approximately 4 miles away and a Waitrose in St Ives about 7 miles distant.

SIX PANELLED TIMBER ENTRANCE DOOR

with entrance portico and carriage lamps leading into:

ENTRANCE HALL

with parquet flooring and understairs storage cupboard with coat hooks.

RECEPTION HALLWAY

moulded cornicing, pillars, parquet flooring, stairs rising to the first floor with natural timber handrail, newel post and spindles, a pair of radiators and wall lights.

SITTING ROOM

with coved ceiling, wall lights, radiators, three sash windows to the front, windows and twin double glazed doors to the rear.

ENTRANCE HALL

A second entrance with six panelled timber door to the front, coved ceiling, coat hooks, sash window to the rear.

CLOAKROOM

with coloured suite comprising low level w.c. and pedestal wash hand basin, radiator, window to the side.

KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a range of timber fronted units to base and eye level with granite working surfaces with tiling to splashbacks, undermount one and a half bowl sink unit, cooking range, extractor hood, Grant oil fired boiler providing domestic hot water and central heating system, second sink, further range of cupboards and drawers, rolltop working surfaces, sash windows to front and side, window to the rear.

UTILITY/PANTRY

plumbing and space for automatic washing machine, shelving, windows to side and rear.

STUDY/OFFICE

fitted storage cupboard, sash window to the front.

BOOT ROOM

coat hooks, seat, storage cupboard, wash hand basin, stone surround and splashback.

SEPARATE ROOM

with low level w.c., window to the side, parquet flooring.

FAMILY ROOM

feature fireplace, wooden mantel and surround, granite hearth, parquet flooring, radiator, shelving, storage cupboard, double glazed window to the front.

DRAWING ROOM

feature fireplace with wooden mantel and surround, slate hearth, fitted adjustable bookshelving, moulded cornicing, radiators, wall lights, sash windows to the rear and window to the side, twin timber doors through to:

DINING ROOM

with moulded cornicing, fireplace surround, wooden floorboards, radiator, wall lights, twin double glazed doors and windows to the rear.

ON THE FIRST FLOOR**GALLERIED LANDING**

coved ceiling, pillars, linen cupboard with slatted shelving, sash windows to the front and rear.

BEDROOM 1

range of fitted bedroom furniture, wall lights, radiator, sash window to the side.

ENSUITE

four piece suite comprising panelled bath, walk-in tiled shower, heated towel rail/radiator, wash hand basin with mixer tap, storage cupboard and drawers below, window.

BEDROOM 2

A suite of rooms with coved ceiling, wall lights, sash windows to front and rear and radiators, walk-in wardrobe, window to the rear.

DRESSING ROOM

coved ceiling, sash window to the rear.

ENSUITE BATHROOM

three piece coloured suite comprising panelled bath with mixer/shower tap, pedestal wash hand basin, low level w.c., heated towel rail, window to the front.

BEDROOM 3

radiator, fitted wardrobe cupboard, recess with wash hand basin and sash windows to the front and side.

BEDROOM 4

wardrobe cupboard, radiator, sash window to the front with shutters.

BEDROOM 5

fitted wardrobe cupboard, radiator, sash window to the front.

BEDROOM 6/DRESSING ROOM

Open fronted wardrobe, window to the rear.

BEDROOM 7

with pedestal wash hand basin, radiator, window to the rear.

SHOWER ROOM

with three piece suite comprising walk-in shower, pedestal wash hand basin, low level w.c., heated towel rail, radiator, window to the rear.

OUTSIDE

The property stands in its own extensive grounds in all extending to about 12 acres, a pair of separate driveways accessed from Rogues Lane leading to the property. There is an expansive front garden laid to lawn with hedgerows and a number of mature trees, useful rang of outbuildings, timber and brick elevations underneath a pitched tiled roof, previously used as garaging. Dilapidated outdoor pool in a walled garden with mature hedgerow.

Rear garden again laid to lawn, flowering and shrub beds, post and rail fencing and further fenced paddock with small woodland, mature trees.

AGENTS NOTES

Tenure - Freehold
Council Tax Band - H
Property Type - Detached House
Property Construction - Brick with Tiled Roof
Number & Types of Room - Please refer to floor plan
Square Footage - 4580
Parking - Garage and Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply
Water Supply - Private Supply
Sewerage - Sewerage Treatment Plant
Heating - Boiler and radiators, oil
Broadband - Basic Available
Mobile Signal/Coverage - OK



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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 District Council







Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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