



High Street, Great Eversden, CB23 1HN

**CHEFFINS**



## High Street

Great Eversden,  
CB23 1HN

An exquisite and most impressive detached village house providing extensive and versatile living accommodation extending to just over 3000 sqft, sympathetically enlarged and improved to the highest specification together with beautiful landscaped grounds extending to approximately one acre, driveway/parking and detached outbuilding with studio.

5 3 4

**Guide Price £1,300,000**







## LOCATION

The property occupies a delightful and tranquil position, backing onto farmland, in this most desirable and sought after village conveniently located south west of the university City of Cambridge. The village has its own fine church, village hall and Indian restaurant and is well placed for access to major routes and the surrounding villages of Comberton, Bourn and Barton where there are more extensive local amenities and schooling. For the commuter, there are stations located in Foxton and Shepreth both providing access to London's Kings Cross.

**COVERED CANOPY**

with outside light and part glazed entrance door to:

**RECEPTION HALL**

with double radiator, feature tiled floor, staircase off to first floor, built-in storage cupboard understairs and a further built-in shelved cupboard for boots and shoes.

**LIVING ROOM**

with feature central brick fireplace with woodburning stove, fitted cabinets to either side with open shelf on one side and drawer beneath, cupboards and drawers below the other unit, further extensive bespoke fitted units incorporating an extensive range of book and storage shelves with display shelving and cupboards beneath a wooden worktop/display area, underfloor heating, sliding sash windows to front and side aspect, door to:

**OFFICE/FAMILY ROOM**

with feature stone tiled floor, two radiators, sealed unit double glazed sash windows to front aspect, further radiator, pair of wooden doors leading through to:

**OPEN PLAN DINING ROOM/SNUG**

A wonderful and atmospheric room which then also leads through to the bespoke kitchen. Within the Dining Room there is natural wood flooring, two radiators, sealed unit double glazed windows to side aspect and a pair of full height sealed unit double glazed French doors leading to the paved terrace and gardens. Within the Snug/Family Room there is exposed brickwork and natural wooden flooring, radiator, and a feature fireplace style recess with woodburning stove set on a raised hearth, recess to either side with shelved cupboards and fitted shelving, exposed timbers, natural wood flooring and sealed unit double glazed sash windows to side aspect, opening from this room through to:

**KITCHEN**

which is luxuriously equipped with bespoke carpentry and extensive range of fitted base units comprising granite work surfaces with cupboards and drawers below, integrated Bosch dishwasher and an integrated twin bowl butler sink with mixer taps, fireplace style recess with a Stoves 7point gas Range style cooker with tiled splashbacks and concealed extractor cooker hood above, extensive fitted wall storage cupboards and open shelving, integrated refrigerator, and a full height fitted larder cupboard, underfloor heating, large sliding double glazed sash windows to rear aspect and a further pair of full height sealed unit double glazed French doors leading to paved terrace and rear gardens, feature high semi-vaulted ceiling and further sealed unit double glazed sliding windows to the other side, door to:

**UTILITY ROOM**

with butler sink and mixer taps, granite work surfaces to either side with space beneath for appliances, cupboards below and wall mounted storage cupboards and open shelving, high semi-vaulted ceiling, ceramic tiled flooring, underfloor heating, sliding double glazed sash windows to side aspect, sealed unit double glazed door to paved terrace and gardens, and door to:

**CLOAKROOM**

with low level w.c., and pedestal wash hand basin with tiled splashback and sealed unit double glazed windows to rear aspect, ceramic tiled floor, underfloor heating.

**ON THE FIRST FLOOR****LANDING**

with trap door to roof space, sealed unit double glazed Velux window to front aspect and high level roof void with sealed unit double glazed window, two radiators, built-in shelved linen/storage cupboard.

**BEDROOM 1**

with radiator, sealed unit double glazed sash windows to side aspect, fitted shelved storage cupboards and range of wardrobes with cupboards above, door to:

**ENSUITE BATHROOM**

luxuriously equipped with a white suite comprising bath with shower attachment, large fixed head shower above and mixer taps, ceramic tiled walls around, and glazed shower screen, large fitted vanity unit, shaver socket, with granite worktops to either side of the central wash hand basin with mixer taps and cupboards below, wall mounted cupboard and fitted shelving, wall mounted radiator/towel rail, low level w.c. and a large built-in airing cupboard housing hot water cylinder and extensive shelving,

**BEDROOM 2**

with exposed ceiling timbers and beams, radiator, sealed unit double glazed windows to side and front aspect, door to:

**ENSUITE BATHROOM**

with freestanding bath on ball and claw feet with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., natural wood style flooring, traditional design radiator/towel rail, natural wood flooring, sealed unit double glazed window to side aspect, and door to landing (this bathroom can be used as an ensuite to the Guest Bedroom 2 or as a family bathroom with access from the landing).

**BEDROOM 3**

with radiator, exposed timbers, sealed unit sliding double glazed windows overlooking the rear courtyard and gardens beyond, built-in wardrobe with cupboard above, radiator.

**BEDROOM 4**

with double radiator, sealed unit double glazed sliding windows overlooking the rear courtyard/terrace and adjoining gardens.

**SHOWER ROOM**

with a large walk-in shower cubicle with fixed head shower and shower attachment, ceramic tiled walls and sliding glazed doors, pedestal wash hand basin, traditional design radiator/towel rail, pedestal wash hand basin and low level w.c., natural wooden flooring, exposed timbers and high ceiling with recess with double glazed skylight style window.

**BEDROOM 5**

with sealed unit double glazed windows to front aspect, radiator, and extensive range of wardrobes and storage cupboards, exposed ceiling timbers.

**OUTSIDE**

To the front of the property there is a courtyard style area with shrubs and

feature brick wall in front to either side of the front entrance door and to the side of the property there is an extensive pebblestone driveway/parking area and a pair of double wooden gates leading to further secure pebblestone parking area. This then opens to a rear courtyard style area with lean-to log store and oil storage tank on a concrete base, paved area to side with outside tap. The main rear terrace with a large paved area and further walled paved patio is immediately adjacent to the house itself. Beyond this area there is a further landscaped courtyard style area with borders to side which in turn leads to another large paved terrace and a DETACHED OUTBUILDING which incorporates a built-in store with two Calor gas canisters and door to an outside UTILITY AREA/WORKSHOP with brick flooring, space for appliances and oil fired boiler, fitted shelving.

Adjacent to the store there is a stylish and generous STUDIO with sliding doors to a preparation room for storing artists materials. The delightful and spacious studio enjoys natural light from the sealed unit double glazed windows to rear aspect which overlook the terrace and gardens and there are a pair of full height sliding double glazed doors leading to the terrace to side. Behind the studio there is a further raised paved terrace with pebblestone to side and this area is utilised for barbecues and alfresco dining.

There is a gravelled area with well stocked borders, mature trees and hedgerow to side which leads to the main gardens. The delightful generous mature gardens which enjoy a high degree of privacy and seclusion, back onto farmland are mainly laid to lawn with various mature trees, shrubs and hedgerow around. There is also a garden STORE. In all the grounds extend to approximately 1 acre.

**AGENTS NOTES**

Tenure - Freehold  
Council Tax Band - F  
Property Type - Detached House  
Property Construction - Brick and Some Timber Frame with Part cement Tile, Part Slate Roof  
Number & Types of Room - Please refer to floor plan  
Square Footage - 3087  
Parking - Driveway

**UTILITIES/SERVICES**


Electric Supply - Mains Supply  
Water Supply - Mains Supply  
Sewerage - Mains Supply  
Heating - Woodburners, Oil Fired Heating to Radiators and Underfloor Heating  
Broadband - Fibre to the Property  
Mobile Signal/Coverage - OK







## Energy Efficiency Rating

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

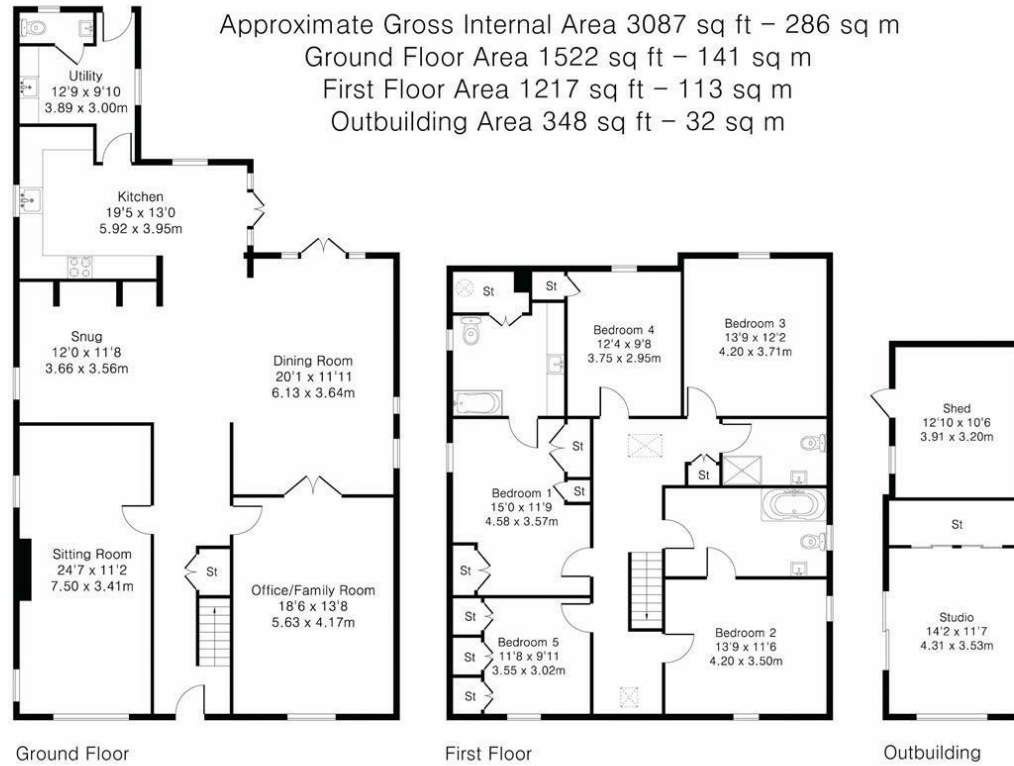


Guide Price £1,300,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire









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