



Church Lane, Little Eversden, CB23 1HQ

CHEFFINS

Church Lane

Little Eversden,
CB23 1HQ

5 2 2

Guide Price £850,000

- No Upward Chain
- Substantial Detached Residence
- Well Established and Secluded Gardens
- Ample Driveway Parking
- Versatile Accommodation Arranged Over Two Floors

A substantial detached residence occupying an enviable position situated in the centre of this charming village with well established and secluded gardens enjoying a degree of seclusion and privacy. The versatile accommodation extends to approximately 2393 sq. ft. arranged over two floors with the added benefit of a single garage and large summerhouse.





LOCATION

Little Eversden is a delightful village situated about 7 miles to the south-west of Cambridge and is well-placed for access to the A10 and M11. The village benefits from a church and florist, with further amenities available in neighbouring Great Eversden, Bourn, Comberton and Barton. For the London commuter, the nearest train stations are located around 6 miles away in Foxton and Shepreth, with both providing direct routes to London Kings Cross.

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, tiled floor, doors to:

LIVING ROOM

With windows to the front and side aspect, fireplace with stone hearth and surround with wooden mantle over, double door to the garden.

DINING/FAMILY ROOM

With windows to the rear aspect, door to:

BREAKFAST ROOM

With window to the front aspect, door to the front, tiled floor, opening to:

KITCHEN

With window to the front and rear aspect, range of matching eye and base level units, worktop with granite overlay, inset four ring electric hob with extractor hood over, inset sink and a half with chrome mixer tap over, integrated double oven, space for appliances including; under counter fridge, under counter freezer and dishwasher, tiled floor, part tiled walls.

UTILITY ROOM

With window to the rear aspect, sink and drainer with cupboard below, tiled floor, space for washer dryer, space for freezer, door to the garden.

GUEST CLOAKROOM

With window to the front aspect, low level wc, pedestal wash basin, part tiled walls.

FIRST FLOOR

LANDING

With window to the front aspect, loft access via hatch, storage cupboard, doors to:

PRINCIPAL BEDROOM

With windows to the rear aspect, built in wardrobes, door to:

EN-SUITE BATHROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, panelled bath with shower over, vanity unit with inset basin and bidet, part tiled walls.

BEDROOM 2

With windows to the front aspect, built in wardrobes.

BEDROOM 3

With window to the side aspect, built in wardrobe, eaves storage cupboards.

BEDROOM 4

With window to the side and rear aspect, built in wardrobe.

BEDROOM 5

With window to the front aspect, built in wardrobes.

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc, vanity unit with inset wash basin, corner bath with shower over, part tiled walls.

OUTSIDE

The front garden is mostly laid to lawn with a range of mature trees and shrubs, a storage shed and a large gravel driveway leading to the garage and entrance door.

The rear garden offers a wonderful sense of tranquillity and seclusion featuring a well maintained lawn area, patio seating area, a range of mature shrubs and trees, an external light, outside tap and summerhouse.



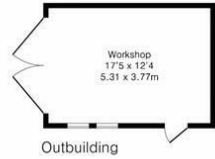


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £850,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire
 District Council





Approximate Gross Internal Area 2393 sq ft – 223 sq m
 Ground Floor Area 1095 sq ft – 102 sq m
 First Floor Area 1083 sq ft – 101 sq m
 Garage Area 175 sq ft – 16 sq m
 Outbuilding Area 215 sq ft – 20 sq m



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.