



High Street, Little Eversden, CB23 1HE

**CHEFFINS**



## High Street

Little Eversden,  
CB23 1HE

An enchanting Grade II listed detached cottage occupying a delightful and tranquil position within this sought after village. The charming accommodation extends to approximately 2,948 sq. ft. arranged over two floors and includes a wealth of period features including exposed beams, timbers, brickwork and fireplaces. Furthermore, the property benefits from driveway parking and a generous mature garden with a selection of outbuildings.

### 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.

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Guide Price £400,000





## ENTRANCE HALLWAY

With entrance door, door to sitting room, utility/boot room and wet room.

## SITTING ROOM

With window to the side aspect, multi fuel burning stove with brick hearth and wooden mantle over, stairs to the first floor, door to dining/family room, door to:

## RECEPTION HALLWAY/STUDY

With window to the front aspect, door to side access.

## DINING/FAMILY ROOM

With window to the side aspects, feature fireplace, door offering access to the first floor, door to:

## KITCHEN

With windows to the side and rear aspect, range of matching eye and base level units, worktop with inset sink and a half, space for appliances including slimline dishwasher, fridge freezer and oven, wood effect flooring, part tiled walls, built in storage cupboard, walk in pantry cupboard, door to garden and further door to side access.

## UTILITY/BOOT ROOM

With window to the front and side aspect, pedestal wash basin, space and plumbing for washing machine, part tiled walls.

## WET ROOM

With window to the side aspect, low level wc with hidden cistern and eco flush plate, wash basin with chrome mixer tap over, heated towel rail, tiled walls, airing cupboard.

## FIRST FLOOR

## BEDROOM 1

With window to the side aspect, integral storage cupboard, loft access via hatch, door to en-suite bathroom, door to inner landing leading to bedroom three.

## EN-SUITE BATHROOM

With window to the rear aspect, suite comprising; low level wc with hidden cistern, vanity unit with inset basin and panelled bath with telephone style mixer tap over, integral storage cupboard, eaves storage cupboard.

## BEDROOM 2

With window to the front aspect, steps leading to mezzanine area.

## BEDROOM 3

With window to the side aspect, eaves storage area.

## OUTSIDE

The front boundary is retained by a low level hedgerow with an opening to the gravel driveway on the northern side and a pathway bordered by a selection of mature shrubs leads to the entrance door to the kitchen on the southern side.

The mature rear garden enjoys a wonderful sense of seclusion and features various patio seating areas, a lawn area, a selection of mature shrubs and trees, an outside tap and a range of outbuildings including storage sheds, a timber garden studio with light and power and a large brick built studio with light and power.

## AGENTS NOTE

The seller has informed us that the land between 40 High Street and 1 Church Lane is owned by 1 Church Lane as per their deeds, but 40 High Street enjoys access privileges over this land. Please refer to OS plan.





# Approximate Gross Internal Area 2948 sq ft - 274 sq m

Ground Floor Area 1128 sq ft - 105 sq m

First Floor Area 768 sq ft - 71 sq m

Mezzanine Area 77 sq ft - 7 sq m

Outbuilding Area 975 sq ft - 91 sq m



Guide Price £400,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire



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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.

