

# The Barn

Chapel Road, Great Eversden, CB23 1HP



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Great Eversden, CB23 1HP

*A substantial detached converted barn extending at all to about 4250 ft.<sup>2</sup> incorporating a number of attractive character features with an impressive open plan kitchen/dining/living room with two story full height vaulted ceilings as well as a separate sitting room with glazed wall and doors enjoying views over the attractive grounds. The property includes a separate self-contained two bedroom detached barn annexe.*

The barn is located in this amenable setting forming part of this no through road, the grounds in all extent to about 1.75 acres with paved terraces, flowering and shrub beds ornamental, pond, expansive lawn areas, a small orchard area with pear, apple and plum trees and all weather tennis court.

Great Eversden is a charming village located 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 village hall, church and restaurant, with further amenities available in the surrounding villages of Bourn, Comberton and Barton as well as providing good access for Cambridge schooling. 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. Royston train station is also within easy commute, with regular services to London Kings Cross/St Pancras in only 36 minutes.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.









## PANELLED AND DOUBLE GLAZED ENTRANCE DOOR

leading into:

### ENTRANCE HALL

Slate tiled floor with underfloor heating, ceiling with inset downlighters.

### SITTING ROOM

Ceiling with inset downlighters, window with views of kitchen area, slate tiled floor with underfloor heating, feature double glazed floor to ceiling sliding doors and windows to the rear enjoying an open aspect over the grounds.

### OPEN PLAN KITCHEN/DINING/LIVING ROOM

Full height vaulted barn with exposed beams and timbers, slate tiled floor with underfloor heating, log burning stove on a raised brick hearth, double glazed windows to either side. Hand-made kitchen fitted with a generous range of storage cupboards and drawers underneath granite working surfaces with undermount stainless steel sink unit, a pair of fitted ovens and electric hob, central island with oak top and cupboards below.

### STUDY

Vaulted ceiling, exposed beams and timbers, slate tiled floor with underfloor heating, fitted desk, double glazed windows to the rear with shutters.

### CLOAKROOM

Fitted with white suite comprising wash hand basin, tiling to splashbacks, low level w.c., slate tiled floor with underfloor heating, exposed timbers, extractor fan.

### REAR HALL

Ceiling with inset downlighters, slate tiled floor with underfloor heating, double glazed bi-fold doors to the rear, double glazed window.











## BEDROOM 2

Range of fitted wardrobe cupboards, double glazed window to front with shutters, double glazed bi-fold doors to the rear again with shutters and double glazed window.

## ENSUITE SHOWER ROOM

Walk-in tiled shower, drencher shower head, double wash hand basin with tiling to splashback, mixer tap, dual flush w.c., slate tiled floor with underfloor heating, heated towel rail/radiator, ceiling with downlighters, extractor fan, double glazed windows.

## FAMILY BATHROOM

Fitted with white three piece suite comprising timber panelled bath, shower unit above, tiled surround, low level w.c., double wash hand basin, tiling to splashback, slate tiled floor with underfloor heating, ceiling with inset downlighters, extractor fan, double glazed window.

## BEDROOM 3

Ceiling with inset downlighters, part exposed brickwork, underfloor heating, double glazed windows and staircase leading to Dressing Room, fitted wardrobes, double glazed rooflights and shutters, radiator.



## ENSUITE TOILET

With wash hand basin, dual flush w.c., painted timber panelling.

## BEDROOM 4

Ceiling with inset downlighters, underfloor heating, glazed windows.

## BOOT ROOM/UTILITY

Ceiling with downlighters, slate tiled floor with underfloor heating, fitted cupboard with plumbing and space for automatic washing machine with space for tumble dryer, additional storage cupboard, double glazed window to the side and double glazed door leading to outside.

## ON THE FIRST FLOOR

### LANDING

With stairs rising to:

### BEDROOM 1

Full height vaulted ceiling, range of fitted wardrobe furniture, exposed beams, underfloor heating, double glazed windows with shutters.

### ENSUITE BATHROOM

Freestanding bath, mixer/shower tap, low level dual flush w.c., wash hand basin, heated towel rail/radiator, slate tiled flooring, double glazed windows, lighting.





## ANNEXE BARN

Double glazed sliding doors leading into:

### KITCHEN/DINING/LIVING ROOM

Kitchen area fitted with a generous range of storage cupboards to base and eye level with square edge working surfaces, tiling to splashbacks, undermount sink unit, fitted Bosch oven and hob, island unit with drawers below, wooden flooring, ceiling with inset downlighters, double glazed windows to front and rear and staircase, underfloor heating.

### UTILITY CUPBOARD

Plumbing and space for automatic washing machine.

### ON THE FIRST FLOOR

#### LANDING

Double glazed rooflight.

#### BEDROOM 1

Radiator, wooden flooring, fitted cupboards, double glazed windows.

#### BEDROOM 2

Vaulted ceiling, inset downlighters, radiator, wooden flooring, double glazed windows.



## BATHROOM

Fitted with white suite comprising panelled bath with mixer/shower tap, tiling to splashback, wash hand basin, tiling to splashbacks, storage cupboard below, dual flush w.c., extractor fan, downlighters.









## OUTSIDE

The property stands in its own delightful established grounds extending to approximately 1.75 acres, gravelled driveway to the side leading to parking area with parking for several cars, useful store. The house is approached via paved pathway with large patio area with adjoining gravelled beds, large paved area to the side with BBQ and seating area. The remainder of the grounds are principally laid to lawn with feature pond, tree line, enclosed by hedging and fencing with a number of mature trees.



## MATERIAL INFORMATION

- Guide Price – £1,750,000
- Tenure – Freehold
- Council tax band – G
- Local Authority – South Cambridgeshire District Council

## AGENT'S NOTES

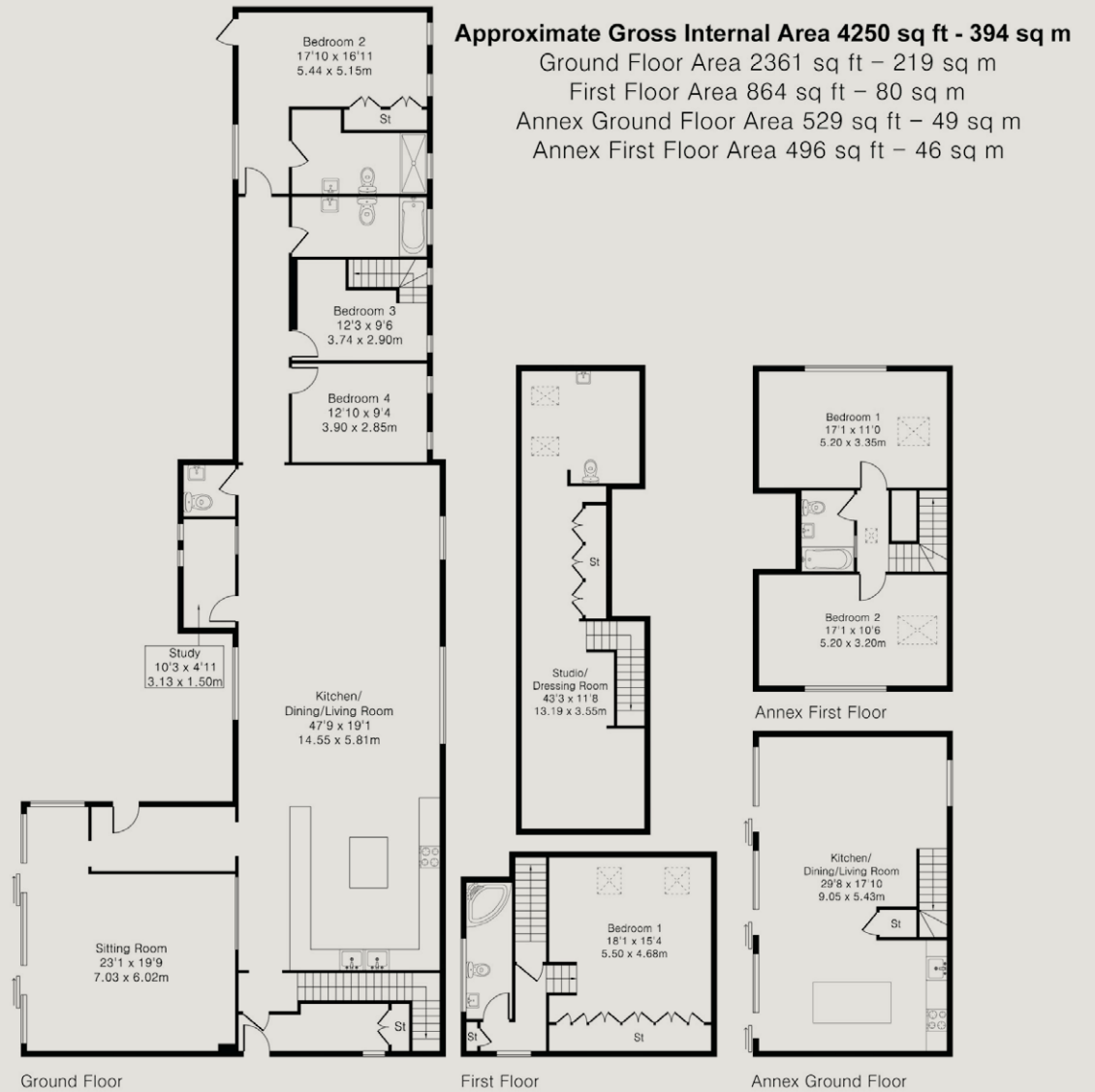
For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

Strictly by appointment through the Agents.







### Special Notes

- As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floorplans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.





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