



"Evergreen", Little Heath, Gamlingay, SG19 3LL  
Offers Over £850000



LATCHAM ———  
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this unique and 'Eco friendly' detached bungalow that not only offers fantastic sized accommodation but is set in a stunning rural location with privacy and countryside views. As you approach the bungalow along a private gravel driveway, it in turn leads to electric gates. Once through the electric gates, you have plenty of parking for several cars. You also have a feeling of complete privacy.

Through the front door and you are greeted by a truly stunning Open plan living area with the Lounge/sitting room area being over 33' in length and 20' wide with not just one but two full sets of Bi Fold doors as well as two further windows making it a very light and airy room and also a vaulted ceiling that adds to the scale of the room. The kitchen is equally impressive with it being 28' x 20' and being fully kitted out with great "Bosch" appliances. There is an extensive range of base and eye level units including retracting bin and full height storage units on runners. The central feature is the Island complete with drawers, wine rack and Integrated wine cooler. There is a separate utility room that includes washing machine and dryer. Bedrooms two and three are both doubles and have en Suites. The master bedroom is dual aspect and is 23', "French" doors to the garden and boasts a four piece En suite.

The garden has been landscaped and is in three sections. The main section is lawned with pathway to front door. The garden immediately outside of the lounge area is lawned with "Gabion" brick walling and affording open countryside views. There are then steps down to a further private garden area, which we think would make a fantastic entertaining space. There is also a useful brick built storage shed.

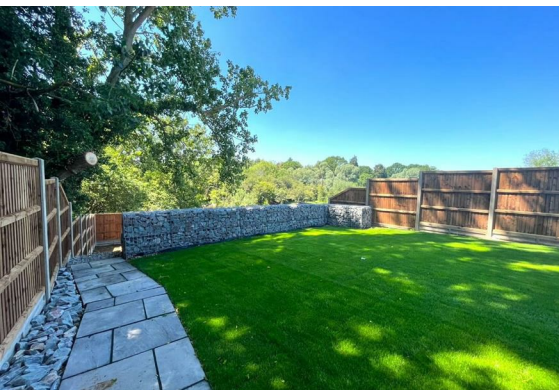
The property has air sourced underfloor heating and solar panels. Also the property has a full CCTV security system. There is also a 10 year New Home Guarantee scheme.

Comberton catchment

Entrance

Entrance Hall





**Living Room/Family Room**  
33'8 x 20'8 (10.26m x 6.30m)

**Kitchen/Breakfast Area**  
28'9 x 20'9 max (8.76m x 6.32m max)

**Utility Room**  
7 x 6'11 (2.13m x 2.11m)

**Shower Room**  
7 x 5'8 (2.13m x 1.73m)

**Bedroom Three**  
13'2 x 10'8 (4.01m x 3.25m)

**Bedroom Two**  
13'2 x 11'7 (4.01m x 3.53m)

**En Suite**

**Bedroom One**  
23'8 max x 17'11 (7.21m max x 5.46m)

**En Suite**  
8'2 x 7'6 (2.49m x 2.29m)

**Brick Built Storage Shed**  
9' x 7'10 (2.74m x 2.39m)

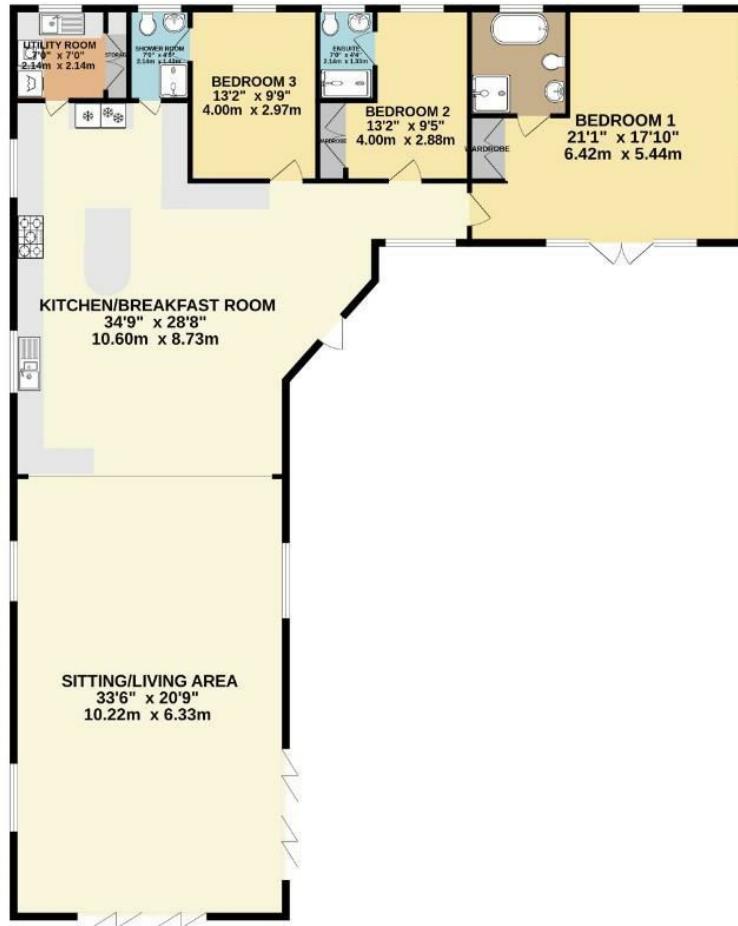
**Outside**

**Front Garden**

**Rear Garden**

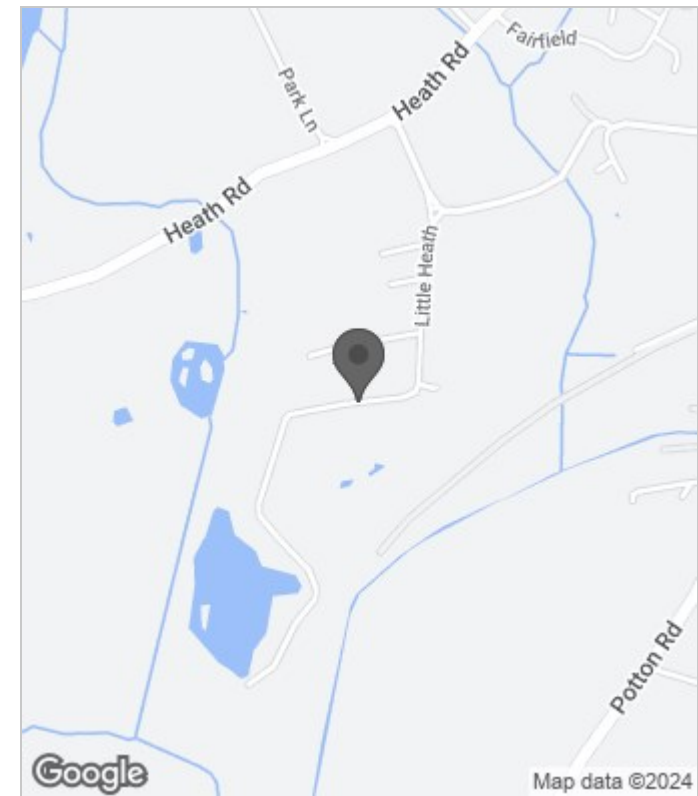
**Agents Notes**

GROUND FLOOR  
2108 sq.ft. (195.8 sq.m.) approx.



TOTAL FLOOR AREA : 2108 sq.ft. (195.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.