



24a High Street, Teversham, Cambridge, CB1 9AS
Guide Price £925,000 Freehold



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A SUPERBLY PRESENTED, DETACHED FAMILY HOME OFFERING SUBSTANTIAL, BRIGHT AND AIRY ACCOMMODATION INCLUDING 5 BEDROOMS AND 4 BATHROOMS, OCCUPYING A GENEROUS PLOT IN A SOUGHT-AFTER CAMBRIDGE VILLAGE. NO ONWARD CHAIN.

- 1970's detached family home
- 5 bedrooms and 4 bathrooms (2 ensuite)
- Stylish fitted kitchen and separate utility room
- Driveway and double garage
- Gas-fired central heating to radiators
- 218 sqm / 2,343 sqft
- Living room, dining room and study/playroom
- Delightful, private rear garden
- Wealth of storage space
- Plot size of 0.15 acres

This superb, detached home offers highly spacious, well-arranged accommodation, which is ideally suited to a family. It has been updated in recent years and is presented in excellent order, with a wealth of natural light throughout. The property occupies a large plot on Teversham High Street, around 3.5 miles from Cambridge city centre and within easy reach of a range of amenities.

The ground floor accommodation includes a welcoming entrance hall with stairs to the first floor, access to a three-piece shower room and study/playroom. Both the dining room and living room have French doors providing views of and access to the rear garden, with the latter including a dual aspect and a wood-burning stove. The well-appointed kitchen has a feature wall with exposed brick, a tiled floor, a range of fitted units, a central island, space for a range cooker with an extractor hood over, space for fridge/freezer and plumbing for a dishwasher. The utility room also has fitted units and a further sink, plumbing for a washing machine, space for a dryer and access to the boiler room.

On the first floor, there is a sizeable family bathroom with a three-piece suite including a roll top bath with a shower attachment, pedestal wash basin and a WC with a hidden cistern. There are four bedrooms, all of which are double in size, with the largest room benefitting from a stylish three-piece ensuite shower room.

A staircase leads to the roomy second floor landing area, which has served as a further study/workspace. It leads to the impressive master bedroom, which has a dual aspect and a three ensuite bathroom. Also off the landing is a large storeroom with window.

At the front, the property is set back from the road behind a mature screen of trees and shrubs. A block paved driveway provides plenty of off-road parking and access to a detached double garage, which has power connected. Gated side access leads to the delightful, landscaped rear garden, which enjoys a good degree of privacy and a southwesterly aspect. It is mature and predominantly laid to lawn, with a bark chipping play area, sheltered decked terrace, patio, summer house, timber shed and vegetable plot.

Location

Teversham is a pleasant village lying just outside the eastern limits of the city boundary. It is approximately 2.5 miles from the edge of Cambridge city and has good local facilities nearby, particularly in Fulbourn and neighbouring Cherry Hinton. There is a regular bus service, a village school and very convenient access links to the A14 and M11 as well as being a very convenient location for those working at ARM, Addenbrooke's Hospital and the Biomedical Campus.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - G

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

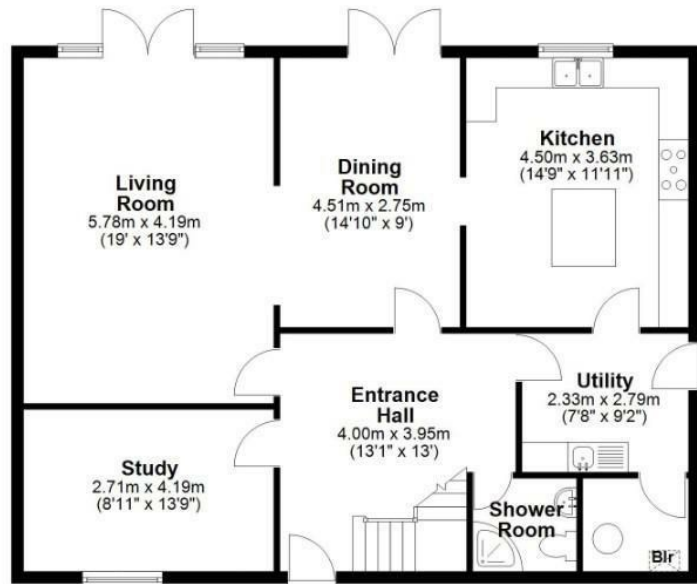
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





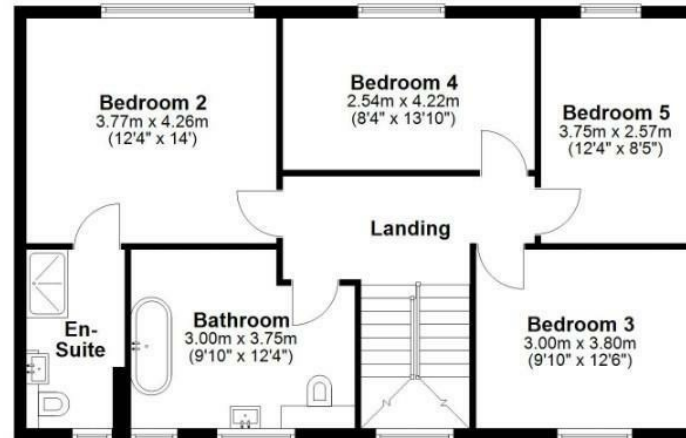
Ground Floor

Approx. 93.7 sq. metres (1008.5 sq. feet)



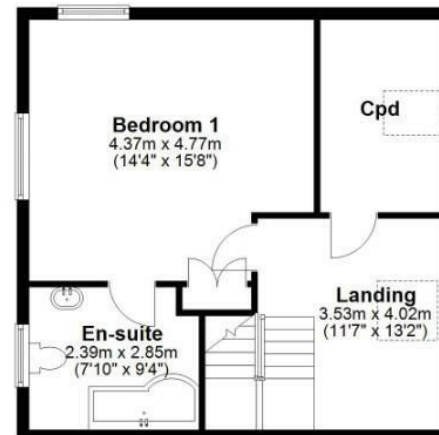
First Floor

Approx. 77.4 sq. metres (833.3 sq. feet)

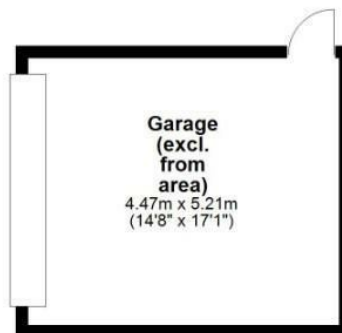


Second Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



Outbuilding



Total area: approx. 217.7 sq. metres (2343.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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



