



4 Eversley Close, Cottenham, Cambridge, CB24 8SG
Guide Price £750,000 Freehold



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A TRULY DELIGHTFUL AND INDIVIDUAL DETACHED RESIDENCE, OCCUPYING A SPLENDID PLOT EXTENDING TO APPROXIMATELY 0.27 ACRES, AND OFFERING AN IMPRESSIVE 219.5SQM (2,362.9 SQFT) OF VERSATILE AND BEAUTIFULLY PROPORTIONED ACCOMMODATION.

- Detached house
- Constructed in 1996
- Gas fired central heating to radiators
- Driveway parking and double garage
- Council tax band-G
- 4 bedrooms, 4 reception rooms, 2 bathrooms
- 2362 sq ft / 219.5 sqm
- 0.27 acre plot
- EPC-C / 74

Constructed by the Wynn family in 1996, this much-loved home has remained within the family since its construction and presents a rare opportunity to acquire a property of genuine character, scale and individuality. Positioned towards the end of a centrally located cul-de-sac, the property enjoys a wonderfully private setting, whilst the historic market wall runs alongside and around part of the perimeter of the plot, providing an attractive and distinctive backdrop.

A welcoming entrance hall provides access to the principal ground floor accommodation. There are four well-proportioned reception areas, including a generous living room, dining room, and conservatory. The living and dining spaces are particularly impressive, with connecting doors allowing the rooms to be opened and enjoyed as one substantial entertaining space when required, whilst retaining the flexibility to separate the areas for more formal or intimate use. The conservatory provides an additional reception space and enjoys views across the beautifully maintained gardens. Two spacious ground-floor bedrooms provide considerable flexibility, whether used for family accommodation, guest bedrooms, a home office, or multi-generational living. A ground-floor bathroom serves these rooms. Completing the ground floor is a generous kitchen/breakfast room, providing a practical and sociable heart to the home with ample space for everyday family dining.

The first floor provides a further two large double bedrooms, both benefiting from built-in storage. A second family bathroom serves the first-floor accommodation, whilst a particularly useful large airing cupboard provides excellent additional storage.

Externally, the property is approached via a substantial gravel driveway, providing extensive off-road parking for numerous vehicles and leading directly to the detached double garage.

The grounds are undoubtedly one of the property's most appealing features. Extending to approximately 0.27 acres, the gardens offer an exceptional degree of space and privacy and are enclosed in part by the historic market wall. The rear garden has been beautifully manicured and features a combination of sweeping lawn, mature and well-stocked borders, established planting and a variety of timber-built outbuildings, providing useful storage and potential for a range of hobbies or garden uses. A particularly attractive nature pond forms the focal point of the garden, creating a peaceful and tranquil setting and attracting a wonderful variety of wildlife. The grounds have an established, natural feel whilst having clearly been lovingly maintained.

Adding further charm and character is a splendid Victorian-style greenhouse, which provides a wonderful feature within the garden and will appeal to gardening enthusiasts and those seeking something a little different.

Location

Cottenham is a large and thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-G

Fixtures and Fittings

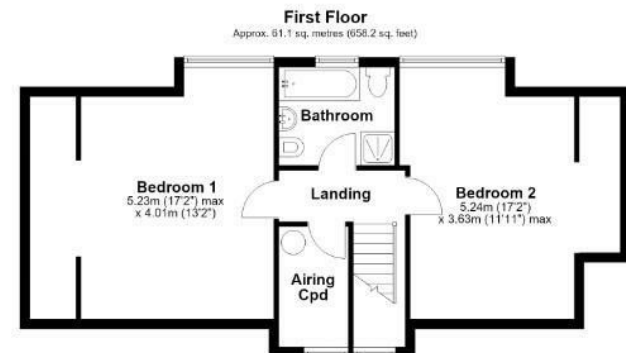
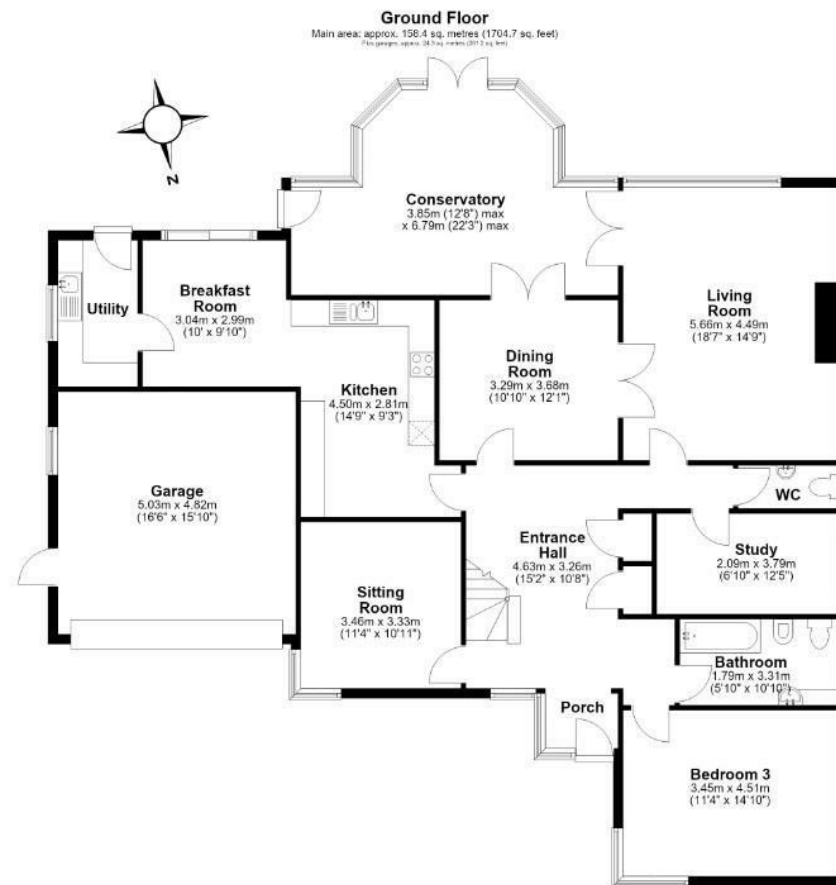
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Main area: Approx. 219.5 sq. metres (2362.9 sq. feet)
Plus garages, approx. 24.3 sq. metres (261.2 sq. feet)
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
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	74	81
	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



