



High Street, Little Eversden, CB23 1HE

CHEFFINS

High Street

Little Eversden,
CB23 1HE

- Versatile Accommodation Extending to 2988 sqft
- Two Bedroom Self Contained Annexe
- Grounds of Approximately a Third of an Acre
- High Specification Accommodation
- Single Storey Living
- Well Established Secluded Garden

A highly individual and substantial detached single storey residence together with adjoining self contained two storey annexe with two first floor bedrooms and bathroom. The property provides exceptionally well proportioned accommodation which is likely to be of strong interest to prospective buyers looking for such excellent space and flexibility. In addition the property has the benefit of delightful enclosed gardens to the front, side and rear of the property with gated access leading to a block paved driveway and parking area.

5 2 2

Guide Price £795,000





LOCATION

The property occupies a rather special and quite delightful non-estate position right in the heart of this highly sought after village. The High Street is actually a no-through road and the village has its own fine church, doctor's surgery, tennis club and Italian restaurant La Pergola which is situated towards the edge of the neighbouring village of Great Eversden. The village is conveniently located about 7 miles south west of the university city of Cambridge and is so well placed for access to major routes including the A10 and M11 motorway. For the commuter there are mainline stations at Foxton, Shepreth, Cambridge and Royston which provides direct access to London King's Cross.

GROUND FLOOR

ENTRANCE HALL

with entrance door, built-in airing cupboard, oak flooring, built-in storage cupboard and doors leading to:

PRINCIPAL RECEPTION ROOM

A wonderful open plan spacious and light main sitting room with feature bay window to front aspect, wood style flooring, multi-fuel burning stove, sealed unit double glazed bi-fold doors opening to rear terrace and gardens. Within the room there is part of the kitchen which includes a large feature island unit with oak worktop and fitted breakfast bar, extensive cupboards and drawers beneath and opening through to:

MAIN KITCHEN AREA

with range of eye level storage cupboards and fitted base units comprising worktops with cupboards and drawers below and inset sink. Range style master oven with extractor cooker hood above, integrated dishwasher, space for American style fridge/freezer, deep walk-in shelved pantry cupboard with double glazed window to rear aspect, built-in storage cupboard and tiled floor.

INNER HALL

with door off to:

UTILITY ROOM

with double glazed windows to rear aspect, range of base units comprising worktops with cupboards and drawers below and eye level wall storage cupboards, inset sink, space and plumbing for automatic washing machine and space for tumble dryer, space for further appliances set under worktops, wood style flooring and door leading to the paved pathway and rear garden.

STUDY

with natural wood style flooring, fitted cupboards, drawers and fitted desk unit, sealed unit double glazed window to rear aspect.

PRINCIPAL BEDROOM 1

with window to front aspect, built-in storage cupboard and range of fitted wardrobes, natural wood style flooring.

BEDROOM 2

with double glazed windows to front aspect, built-in storage cupboard, range of fitted wardrobes and natural wood style flooring.

BEDROOM 3

with double glazed windows to front aspect, fitted wardrobes, built-in storage cupboard and wood style flooring.

BATHROOM

with suite comprising low level w.c., vanity style unit with inset wash hand basin, large corner Jacuzzi style bath with mixer tap, large built-in shower cubicle with Aqualisa Powershower, heated towel rail, tiled walls and tiled floor.

DOOR FROM INNER HALL

which leads to the self-contained annexe and this door is lockable so that the annexe accommodation could be occupied potentially by tenants or a dependent relative.

SELF-CONTAINED ANNEXE

comprises:

FRONT ENTRANCE DOOR

from the block paviour driveway to front which leads to:

ENTRANCE HALL

with staircase leading to first floor, wood style flooring, and door to:

LARGE OPEN PLAN LIVING/DINING ROOM/KITCHEN

with sealed unit double glazed windows to front and rear aspect, fitted worktop with inset sink and base units comprising worktops with cupboards and drawers below, water softener, and range of wall storage cupboards, integrated oven, integrated washing machine and dishwasher, wood style flooring and glazed door leading to paved pathway and rear gardens.

ON THE FIRST FLOOR

staircase from entrance hall leading to:

SMALL LANDING

BEDROOM 1

with dormer window to front aspect, double glazed Velux window to rear aspect and eaves storage cupboards and door leading to loft storage area.

BEDROOM 2

with dormer style window to front aspect, sealed unit double glazed Velux window to rear aspect and built-in eaves storage cupboard.

SHOWER ROOM

with suite comprising low level w.c., vanity style unit with inset wash hand basin and mixer tap above, large walk-in shower with part tiled walls and shower unit, heated towel rail, low level w.c.

OUTSIDE

To the front of the property there is a gated access leading to a block paviour driveway and parking area. To the front of the property there is a delightful garden area which is laid to lawn with well stocked borders, mature trees and hedgerow adjacent. There are also security lights and a pathway which leads to the front entrance door.

To the side of the property there is a further garden area and recently incorporates a new large chicken run.

To the rear of the property there is an established and wide garden which is mainly laid to lawn with a paved terrace and paved pathways, vegetable garden with raised beds, two storage sheds, a greenhouse, a pond in one corner and many well stocked borders, mature shrubs and trees, outside tap and security lights.



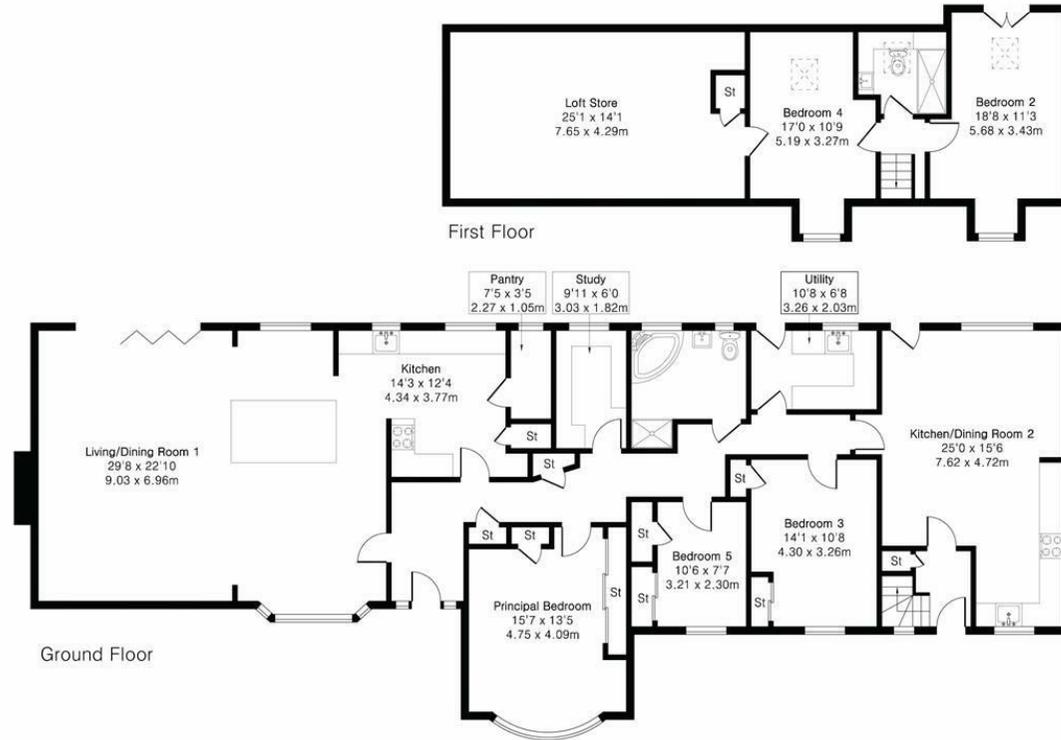




Approximate Gross Internal Area 2988 sq ft - 278 sq m

Ground Floor Area 2218 sq ft – 206 sq m

First Floor Area 770 sq ft – 72 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) A	70
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	60
England & Wales	EU Directive 2002/91/EC

Guide Price £795,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire

District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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