

GRAY TOYNBEE

11 Finchs Field

Little Eversden, CB23 1HG

Guide price £600,000

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11 Finchs Field

Little Eversden, CB23 1HG

- Within Comberton Village College catchment
- Versatile Studio/office
- Garage and driveway
- Cul-de-sac position
- Friendly and supportive neighbourhood
- Generous west-facing garden

An attractive and generously proportioned family home of around 1602 sqft / 148 sqm, plus a purpose-built studio, garage, driveway and a broad west-facing garden.

Finch's Field is situated in a quiet close in the heart of Little Eversden. There are large green areas at its centre, and the village in general has a very supportive and friendly feel. No.11 stands well back from the close in a corner position, giving it a broad west-facing rear garden, very well suited to alfresco dining and entertainment during the warmer months.

Every detail has been thoughtfully considered. Attractive wooden floors, an abundance of natural light and a spacious, open-plan kitchen/dining/family room sit alongside a versatile play room, while a feature fireplace brings warmth and character to the front sitting room. The result is a home that feels spacious, considered, and beautifully situated.

A separate utility room and ground floor cloakroom W.C. sit off from the main entrance hall, with the 4 bedrooms and family bathroom on the first-floor, the principal bedroom including a stylish en suite shower room with his-and-hers wash hand basins.

In front of the house there is a gravel driveway giving 2 parking spaces for















the house and a pedestrian side gate leading to the rear garden which faces west has a superb degree of privacy, coupled with a high-specification studio equipped with a wood-burning stove.

Little Eversden is a friendly community village situated about 7 miles south west of Cambridge. There is a recreation ground with play area for young children within close proximity, an award-winning Italian restaurant and village hall which offers pop-up pubs, food vans, summer fetes and Christmas fairs, among other events throughout the year.

Primary and secondary schools and a sixth-form are available in Comberton, which is 3 miles by car and there is a school bus which picks up nearby.





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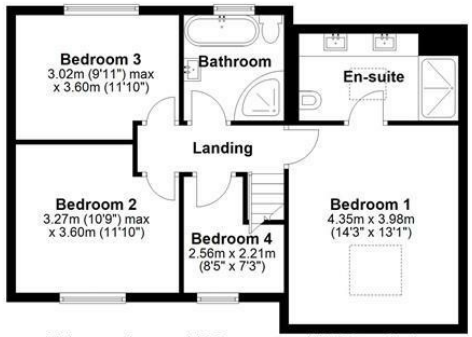
Ground Floor

Main area: approx. 86.9 sq. metres (935.7 sq. feet)
Plus garages, approx. 15.3 sq. metres (165.1 sq. feet)
Plus studio, approx. 12.4 sq. metres (133.3 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.4 sq. feet)

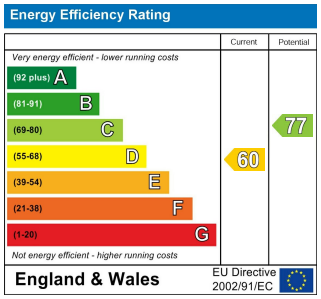


Main area: Approx. 148.8 sq. metres (1602.2 sq. feet)
Plus garages, approx. 15.3 sq. metres (165.1 sq. feet)
Plus studio, approx. 12.4 sq. metres (133.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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