

BROWN & CO

12 CHURCH LANE



- 12 Church Lane -

Elsworth | CB23 4HU

A well presented and generously proportioned split level, three double bedroom detached bungalow occupying an enviable position within this highly sought after village, enjoying attractive church views to the front and leafy outlooks to the rear.

Property Highlights

Split level detached bungalow - Approximately 1,616 sq. ft. of accommodation - Attractive church views to the front - South facing landscaped rear garden - Double garage and ample parking - No onward chain - Thoughtfully extended accommodation - Highly sought after village location

House

Ground Floor: Entrance hallway - Dining room - Sitting room - Kitchen - Utility room - Boot room - Guest cloakroom/ shower room - Inner hallway - Bedroom one - Bedroom two - Bedroom three - Wet room

Total: 1,616 sq. ft. (150 sq. m)





DETAILED DESCRIPTION

A rarely available split level, three double bedroom detached bungalow occupying an attractive position within the highly regarded village of Elsworth. Thoughtfully extended and designed to complement the natural topography of the plot, the versatile accommodation extends to approximately 1,616 sq. ft., arranged predominantly across a single level with a split level reception space creating a unique and practical layout. The property enjoys attractive views towards the village church to the front and leafy outlooks to the rear, whilst further benefitting from a double garage, ample driveway parking, and a private south facing rear garden. Offered for sale with the significant advantage of no onward chain.

LOCATION

Elsworth is a highly regarded and picturesque village in South Cambridgeshire, situated approximately 10 miles west of Cambridge and around 6 miles east of St Neots. The village enjoys an attractive rural setting surrounded by open countryside, whilst remaining conveniently positioned for access to major transport routes and employment centres.

Transport connectivity is a notable feature of the location. The nearby A14 provides direct access to Cambridge, Huntingdon, and the wider motorway network, whilst the A428 offers convenient links towards St Neots and Milton Keynes. Mainline rail services are available from nearby St Neots and Cambridge stations, providing regular direct services to London King's Cross and a range of regional destinations.

The village offers a range of local amenities including a well regarded public house, village hall, recreation ground, parish church, village shop providing everyday essentials, and a number of community organisations. Residents also benefit from the nearby Frank's Farm café and farm shop, which offers locally sourced produce, refreshments, and a popular community meeting place. More extensive shopping, leisure, and healthcare facilities are available in nearby Cambourne, St Neots, and Cambridge.

The surrounding countryside provides excellent opportunities for walking, cycling, and outdoor recreation. Of particular note is the nearby Elsworth Wood, a Site of Special Scientific Interest, together with an extensive network of public footpaths and bridleways linking the village to neighbouring settlements and open farmland.

Educational provision is well catered for, with primary schooling available locally and highly regarded secondary education at Swavesey Village College. A number of respected independent schools are also within easy reach in Cambridge, including The Perse School, St Faith's, and The Leys School.

OUTSIDE

The front of the property features a generous block paved driveway providing ample parking and access to the double garage. A pathway leads to the covered entrance door, passing through a well maintained front garden incorporating lawned areas, decorative gravel beds, established shrubs, and mature trees.

The fully enclosed rear garden enjoys a desirable southerly aspect and has been thoughtfully landscaped to create an attractive and private outdoor space. A substantial patio terrace, enclosed by a dwarf wall, provides an excellent seating and entertaining area overlooking the gardens beyond. The tiered lawn areas are complemented by a variety of mature trees, established shrubs, and stocked planting beds, creating year round interest and a peaceful setting. Further benefits include gated side access, external lighting, and a useful lean to log store.



















ENTRANCE HALLWAY

With entrance door, solid wood herringbone flooring, doors to

DINING ROOM

With window to the side aspect, solid wood herringbone floor, steps down to

SITTING ROOM

With window to the side and rear aspect, wood burning stove with tiled slate hearth, French doors to the patio seating area

KITCHEN

With window to the front aspect, range of eye and base level units, worktop with inset ceramic double sink with drainer and chrome mixer tap over, integrated under counter slimline fridge, oven with chimney style extractor over, open to

UTILITY ROOM

With window to the rear aspect, range of eye and base level units, worktop with inset sink and drainer with chrome mixer tap over, space for washing machine and tumble dryer, large walk in storage cupboard, door to

BOOT ROOM

With door to the garden, door to double garage

GUEST CLOAKROOM/SHOWER ROOM

With window to the front aspect, suite comprising low level wc with hidden cistern, vanity unit with basin and chrome mixer tap over and shower enclosure with frosted glass door, tiled walls, wood effect flooring, chrome heated towel rail

INNER HALLWAY

With integral double cupboard housing hot water cylinder, loft access via hatch, doors to

BEDROOM ONE

With window to the front and rear aspect, range of fitted wardrobes and drawers

BEDROOM TWO

With window to the rear aspect, integrated double wardrobe

BEDROOM THREE

With window to the rear aspect, integrated double wardrobe

WET ROOM

With window to the front aspect, wet room style shower area, low level wc and wall mounted wash basin with chrome mixer tap over, chrome heated towel rail, tiled walls

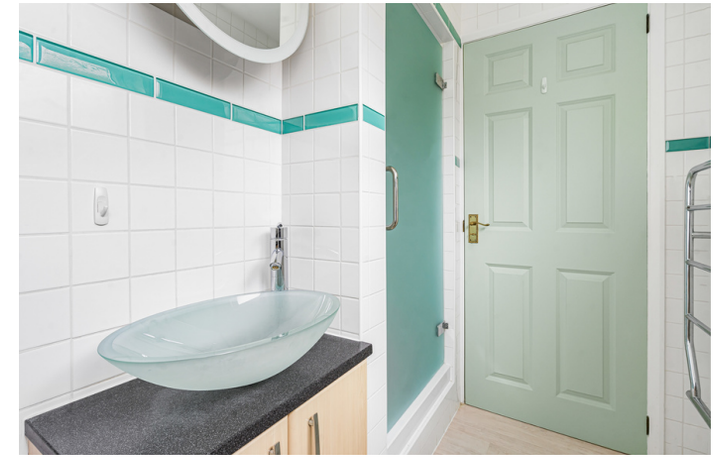












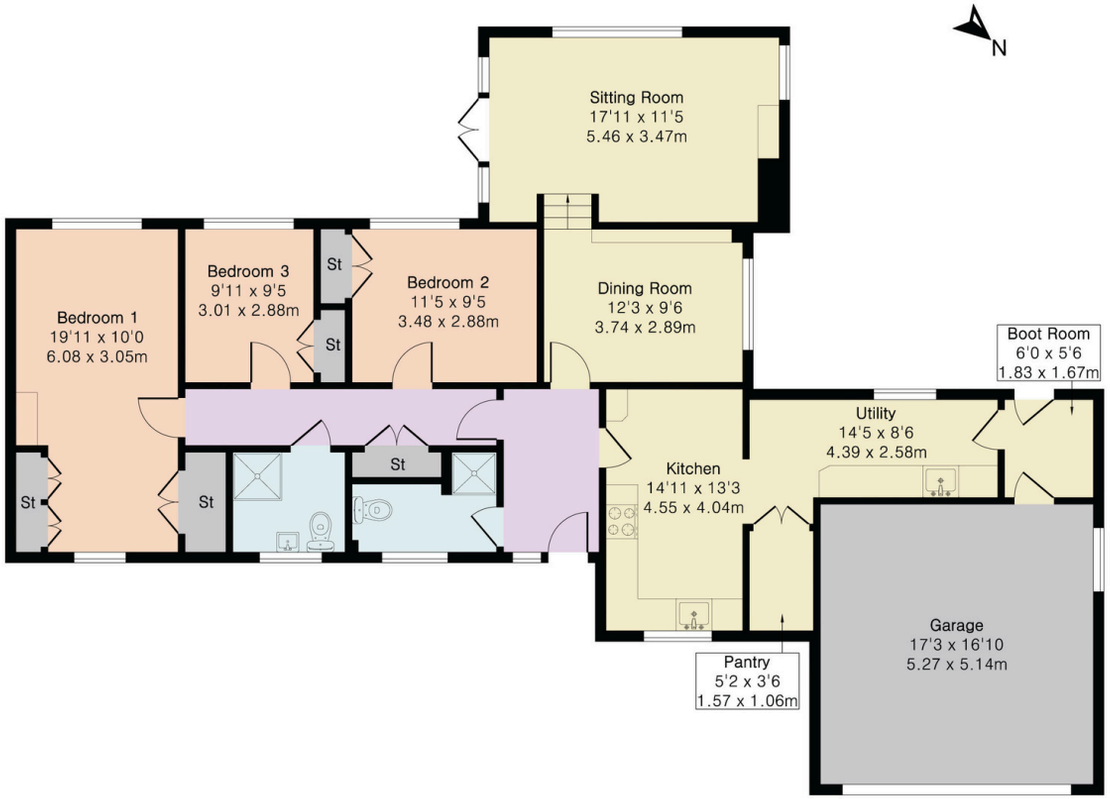


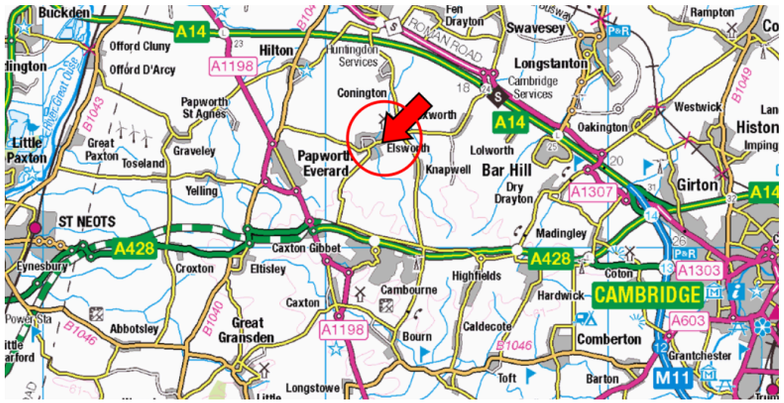






Approximate Gross Internal Area 1616 sq ft - 150 sq m
(Including Garage)





Tenure: Freehold

Services: All services connected, oil fired heating

Council Tax Band: E
EPC: D

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Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

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