



BROWN & CO

17 HIGH STREET



- 17 High Street-

Little Eversden | Cambridgeshire | CB23 1HE

A charming three bedroom Edwardian end of terrace home with accommodation arranged over three floors, benefitting from driveway parking, a generous workshop, and attractive countryside views to the front.

Property Highlights

Edwardian end of terrace home - Sought after village location -
Constructed circa 1901 - Sympathetically renovated accommodation -
Driveway parking with OHME EV power point - Three bedrooms

House

Ground Floor: Living room - Kitchen - Dining room - Utility room -
WC

First Floor: Landing – Principal bedroom - Bedroom three - Family
bathroom

Second Floor: Bedroom two

Total: 1,191 sq. ft. (111 sq. m)



DETAILED DESCRIPTION

A most attractive three bedroom end of terrace Edwardian home, dating from circa 1901 and occupying an enviable position within this desirable village, enjoying attractive rural outlooks to the front. The well planned accommodation has been sympathetically updated and thoughtfully extended, now extending to approximately 1,191 sq. ft. and arranged over three floors, providing versatile living space throughout. Furthermore, the property benefits from driveway parking for three vehicles, a peaceful rear garden, and a substantial workshop with light and power.

LOCATION

Little Eversden is a highly regarded and picturesque village in South Cambridgeshire, situated approximately 6 miles south west of Cambridge. Forming part of the sought after Eversdens, the village enjoys an attractive rural setting surrounded by open countryside whilst remaining conveniently positioned for access to Cambridge and the wider region.

Transport connectivity is a notable feature of the location. The nearby A603 provides direct access to Cambridge and links with the M11, facilitating convenient travel to London and Stansted Airport. Mainline rail services are available from Cambridge and Royston railway stations, offering regular direct services to London King's Cross.

Nearby facilities include public houses, village halls, recreational grounds, and community organisations within the Eversdens and surrounding villages. More extensive shopping, leisure, cultural, and healthcare amenities are readily available in Cambridge.

The surrounding countryside is a significant attraction, with an extensive network of footpaths and bridleways providing excellent opportunities for walking, cycling, and outdoor recreation. The village is also well placed for access to Wimpole Estate, a National Trust property set within extensive parkland, woodland, and farmland, offering a valuable recreational amenity close by.

Educational provision is well catered for, with Eversden and Haslingfield Primary School serving the local area and well regarded secondary schooling available in nearby Comberton, including Comberton Village College. In addition, Cambridge offers an outstanding selection of independent schools, including The Perse School, St Faith's, The Leys, and Stephen Perse Foundation.

OUTSIDE

The front of the property occupies an enviable position within this sought after village, enjoying attractive rural outlooks to the front. Direct access from the High Street leads to a generous gravel driveway providing parking for up to three vehicles, together with a pathway leading to the entrance door and a well maintained lawned area.

The fully enclosed rear garden enjoys a desirable westerly aspect and is predominantly laid to lawn. A generous patio terrace extends across the rear of the property, whilst a curved pathway leads through the garden to a well proportioned workshop benefiting from light and power. The garden is attractively landscaped with a selection of mature shrubs, climbing plants, and an established silver birch tree, creating a peaceful setting. Further benefits include external lighting, an outside tap, external power sockets, and a side passage providing useful storage space for bins, the oil tank and boiler. The passage also provides gated side access to the front of the property.





ACCOMMODATION

GROUND FLOOR

LIVING ROOM

With window to the front aspect, entrance door, Jetmaster open fireplace with quartz hearth and wooden mantle, bespoke carpentry featuring low level storage cupboards with shelves over, fitted full height double cupboard, fitted corner unit with internal shelving, under stairs storage cupboards, integral coat cupboard, oak flooring, door to stairs with stained glass panel over, leading to the first floor, doors to kitchen and dining area

KITCHEN

With window to the side and rear aspect, lantern roof light over, bespoke kitchen with range of handmade eye and base level units, granite counter with inset sink and a half with chrome mixer tap over, space for appliances including fridge freezer, oven and dishwasher, tiled floor with underfloor heating, door to utility room, open to

DINING ROOM

With bi-fold doors opening to the garden, Travertine tiled floor, exposed timber, recessed shelving unit, oak breakfast bar

UTILITY ROOM

With range of eye and base level units, counter with inset sink and drainer with chrome mixer tap over, part tiled walls, space for washing machine and tumble dryer, tiled floor with underfloor heating, door to guest cloakroom, door to side access

GUEST CLOAKROOM

With window to the side aspect, low level wc with hidden cistern and eco flush button, vanity unit with basin and chrome mixer tap over, tiled floor with under floor heating

FIRST FLOOR

LANDING

With stairs to the second floor, integral storage cupboard, doors to

PRINCIPAL BEDROOM

With window to the front aspect, fitted double wardrobe, feature fireplace



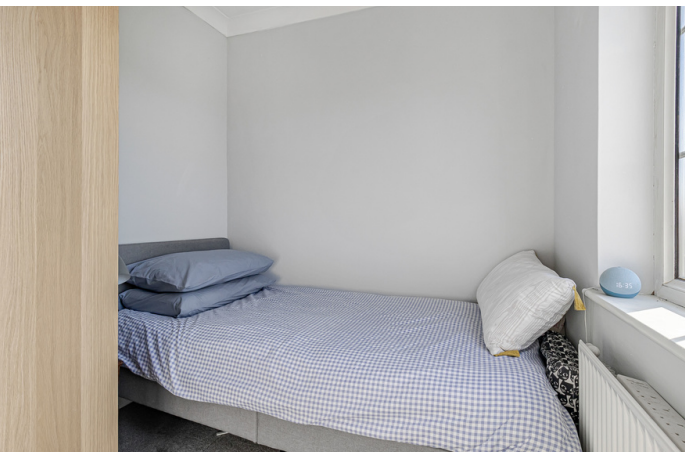
BEDROOM THREE

With window to the rear aspect



FAMILY BATHROOM

With window to the side aspect, suite comprising, low level wc with hidden cistern and eco flush button, panelled bath with mixer tap over with hand-held shower head attachment, wash stand with inset basin and chrome mixer tap over and glass and chrome shower cubicle with drencher head over, wood effect flooring, feature panelled walls, heated towel rail



SECOND FLOOR

BEDROOM TWO

With Velux window to the rear aspect, fitted wardrobe, eaves storage cupboards and drawers, wood effect flooring with underfloor heating



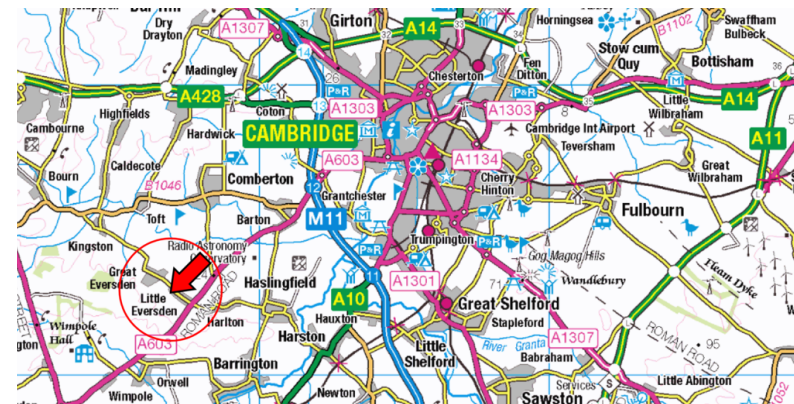
**Approximate Gross Internal Area 1191 sq ft - 111 sq m
(Excluding Outbuilding)**

Ground Floor Area 680 sq ft – 63 sq m

First Floor Area 341 sq ft – 32 sq m

Second Floor Area 170 sq ft – 16 sq m

Outbuilding Area 172 sq ft – 16 sq m



Tenure: Freehold

Services: All services connected, oil fired central heating

Council Tax Band: C
EPC: TBC

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB229343. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. 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.

Contact:
Harry Simmonds
Divisional Partner, Residential Sales Manager

Office: 01223 659 050
Mobile: 07353 155166
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Additional Charges: The property is accessed via a private road, not maintained by the local authority. A management company is in place with an annual service charge of approximately £300 - £350 per annum.

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