



Willow Lodge, 2 Chapel Road, Great Eversden, Cambridge, CB23 1HP
Guide Price £795,000 Freehold



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01223 800860

AN EXTENDED INDIVIDUAL DETACHED FAMILY RESIDENCE OFFERING SPACIOUS AND VERSATILE ACCOMMODATION SET WITHIN MATURE AND PRIVATE GARDENS AND GROUNDS OF 0.7 ACRES AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom detached house
- 2 bathrooms, 3 reception rooms
- 1960's built with later additions
- Gravel driveway provides parking for multiple vehicles
- Council tax band - F
- 2150 Sqft/199 Sqm
- 0.7 acres
- Oil fired central heating to radiators
- EPC-E/54
- Chain free

The property occupies a tranquil no-through road position set back and screened from the road and is approached via a sweeping gravel driveway. The leafy semi-rural position is an idyllic location with countryside walks on the doorstep. The mature and private gardens and grounds extend to approximately 0.7 acres making the property perfect for children or grandchildren to safely play. The property was built in the 1960's and over the years has been extended several times, almost doubling its original footprint and extending to approximately 2150 Sqft with scope for further enlargement if required., subject to planning consents.

The accommodation comprises a welcoming reception hall with two storage cupboards, coat cupboard and wood effect flooring. There are four good sized bedrooms including the master bedroom with a range of fitted bedroom furniture and a large en-suite comprising a low level WC, vanity wash hand basin, tiles shower cubicle, corner jacuzzi bath, attractive wall and floor tiles and a heated towel rail. The other bedrooms are serviced by a family bathroom which comprises a low level WC, vanity wash hand basin, a shower bath, mains fed shower over, attractive wall and floor tiles and a heated towel rail. There are three reception rooms, all generously proportioned and they include a sitting room with feature fireplace with inset wood burning stove, a dining room and a conservatory, all three reception rooms enjoy views over the gardens. The kitchen/breakfast/family room is fitted with attractive cabinetry, ample fitted working surfaces with one and a half sink unit, mixer tap and drainer, five ring gas hob, double oven, extractor, integrated under-counter fridge and freezer, plus space for an American style fridge/freezer, dishwasher, washing machine and tumble dryer.

From the sitting room there is a bespoke staircase leading to a generous mezzanine area, currently being utilised as a home office with vaulted ceiling, sky lights and exposed timbers.

Outside, the sweeping gravel driveway leads to a generous parking area which would easily accommodate six to eight vehicles. There are lawned gardens on all sides, all with well stocked flower and shrub borders and beds, a wide and varied selection of mature trees and bushes, a generous paved patio area, ideal for alfresco dining, vegetable/herb and fruit garden, large wildlife pond which is safely enclosed by picket fencing and a small orchard. There are a number of garden stores, workshop and greenhouse and all enjoys excellent levels of privacy and seclusion.

Location

Great Eversden is a relatively spoilt residential village offering a public house, parish church and local shop with the nearby village of Comberton offering primary schooling facilities as well as a highly regarded village college. The University City of Cambridge is within 9 miles, while the access point to the M11 motorway junction 12 is within 6 miles. The mainline station at the village of Foxton, which is on the Cambridge to London Kings Cross line, is within 6 miles.

Tenure

Freehold

Services

Mains services connected electricity, water and mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band -F

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

Agents Note

Historical subsidence. One corner of the property was underpinned prior to the vendor buying it in 1982. No movement since.

Restrictive covenant - only one dwelling can sit on this land. More information on request





Approx. gross internal floor area 199 sqm (2150 sqft)

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		54	67
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.

