



26 High Street, Little Eversden, Cambridge, CB23 1HE
Offers Over £750,000 Freehold



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A MODERN, DETACHED FAMILY RESIDENCE OFFERING GENEROUSLY PROPORTIONED ACCOMMODATION, SET WITHIN MATURE GARDENS AND GROUNDS OF APPROXIMATELY ONE THIRD OF AN ACRE, AND CENTRALLY LOCATED WITHIN THIS SOUGHT-AFTER VILLAGE.

- 4 bedroom, detached family home
- Well-equipped kitchen plus utility room
- 2 reception rooms plus study
- Ensuite to master bedroom
- Off-road parking, double garage, EV charging point
- Gardens and grounds of approximately one third of an acre

Brambles is a modern, individual, detached house occupying a pleasant centre of village position, set back from the road and nestled within gardens and grounds of one third of an acre.

The accommodation comprises a generous and welcoming full height reception hall with a cloakroom w.c. just off. There are two reception rooms plus a study, a well-equipped kitchen with an adjoining utility room.

Upstairs, off the galleried landing are four bedrooms including the master bedroom with fitted wardrobe cupboards and an ensuite bathroom plus a family bathroom.

Outside, the property is screened from the road by hedging with an expansive driveway providing ample off-road parking plus a detached double garage with two up-and-over doors, power and light connected. The property also benefits from an EV charging point. The side and rear gardens are mainly laid to lawn with a paved patio area, well stocked flower and shrub borders and beds, a wide and varied selection of trees and bushes and all backing on to fields to the rear and enjoying excellent levels of privacy and seclusion.

Location

Little Eversden is located about 7 miles to the south-west of Cambridge, surrounded by undulating countryside. There is easy access to the M11 at Junction 12 to the north-east and to the fast rail service to London King's Cross from Royston mainline station, approximately 10 miles to the south. Village facilities include a doctor's surgery, and a local pub/restaurant. The nearby village of Comberton has primary schooling and a highly regarded village college and sixth form.

Tenure

Freehold

Services

All mains services connected apart from gas. There is an oil-fired boiler serving the heating and hot water.

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.

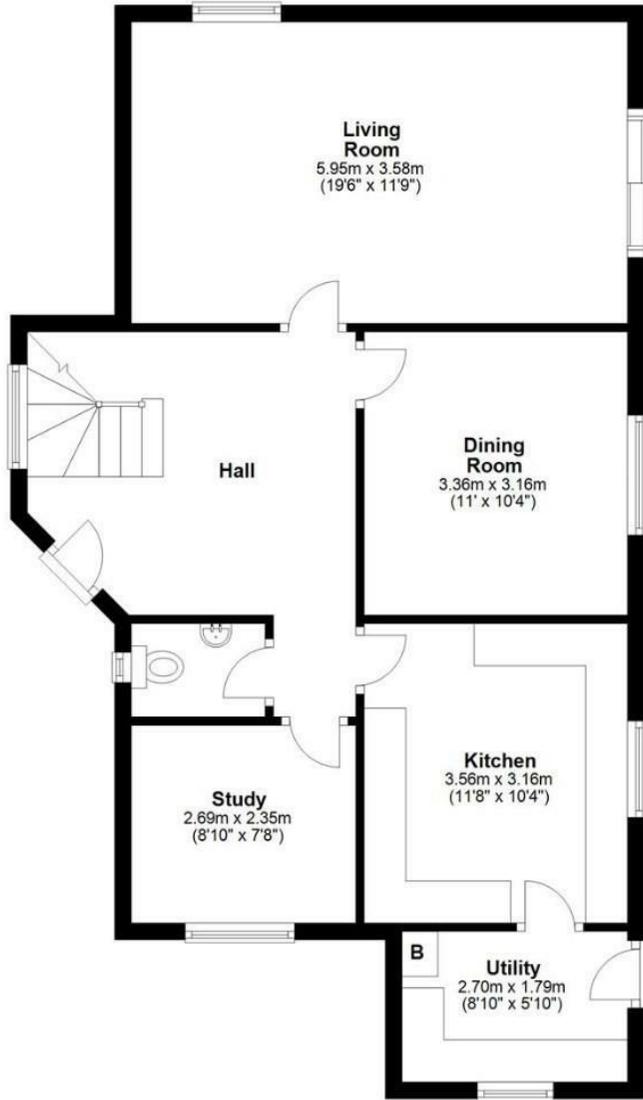
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

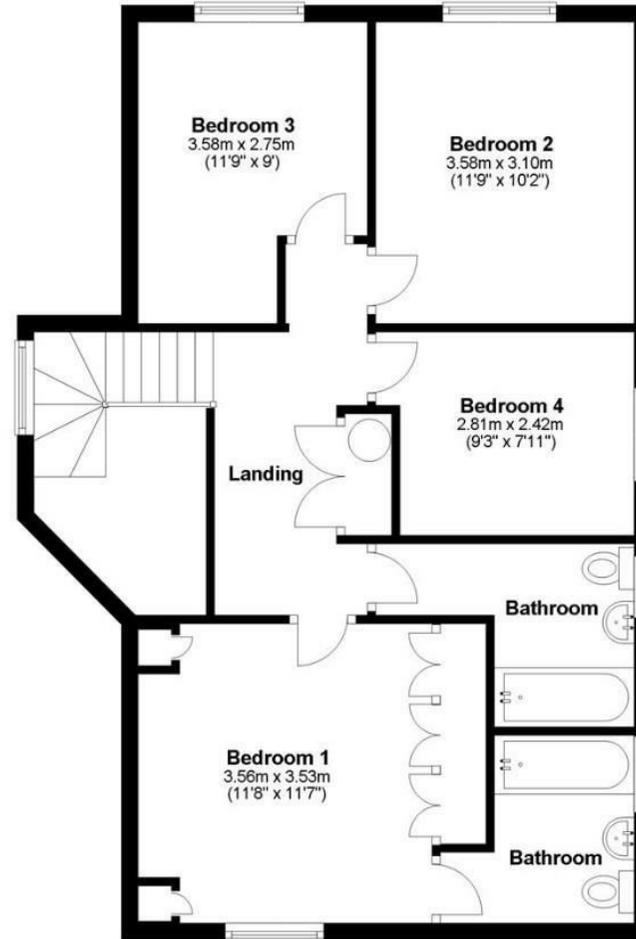




Ground Floor



First Floor



Approx. gross internal floor area 139 sqm (1500 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		
		EU Directive 2002/91/EC

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