



23 High Street, Little Eversden, Cambridge, CB23 1HE
Guide Price £850,000 Freehold



rah.co.uk
01223 323130

A BEAUTIFULLY PRESENTED RECENTLY BUILT HIGH SPECIFICATION FOUR BEDROOM DETACHED FAMILY HOME OF OVER 2,500 SQ FT PLUS STUDIO, OFFERING VERSATILE ACCOMMODATION WITH VIEWS ACROSS OPEN COUNTRYSIDE TO THE FRONT IN THE CENTRE OF THIS DESIRABLE VILLAGE

- Entrance hall and cloakroom WC
- Kitchen/dining/family room plus utility room
- Study
- Four bedrooms
- Family bathroom and en suite
- Double garage with studio
- Landscaped garden
- Remainder of 10 year NHBC warranty

Location

Little Eversden is located just 7 miles south-west of Cambridge and is surrounded by some of the best undulating countryside in the county. Communications are excellent as the village is located 5 miles from junction 12 of the M11 to the north-east. There is a fast train service (40-45 minutes) to London's King's Cross from Royston mainline station which is located 10 miles to the south. Village facilities include a doctors' surgery and in neighbouring Great Eversden there is an Indian restaurant/public bar, parish churches and a recreation ground. The nearby village of Comberton has a primary school and the highly regarded Comberton Village College.

The Property

A superb double-fronted detached family house extending to over 2,500sq ft, built to a traditional style and offering exceptional versatile space, nicely positioned with views to the front over open countryside. The property has been designed with today's modern family in mind and is finished to a high standard of specification throughout. On the ground floor there is an inviting entrance hall with engineered oak flooring, central to the property, and leading onto each of the reception rooms which again feature oak flooring. A sitting room and generous study are to the front of the property, whilst glazed doors lead through to the open-plan kitchen/dining/family room to the rear. This room is particularly worthy of note as being the real heart of the home, offering fantastic space in which to congregate as a family, cook, dine and entertain in. The kitchen itself is of high specification with an arrangement of integrated Neff appliances, contemporary handle-less cabinetry, island unit and composite stone worksurfaces. Bi-fold doors open out to the garden, allowing a real sense of the 'outside-in'. Also to the ground floor is a generous utility room, finished to the same high standard as the kitchen, and a downstairs cloakroom.

The first-floor accommodation is accessed via a light and spacious galleried staircase leading to the four bedrooms and family bathroom. The principal bedroom in particular offers exceptional space and further benefits from a walk-in dressing area and en-suite. Bedrooms 2 and 3 are both generous doubles, with bedroom 2 also benefitting from an en-suite. The bathroom and en-suites are finished to a high standard throughout with Porcelanosa sanitaryware and tiling and contemporary fittings.

Outside, the property is set back from the road and has a garden that wraps around all sides. To the rear of the property there is a double garage with timber electric doors and a studio above, which is most convenient for those with older children or as extra guest accommodation.

Key Features

- Superb double-fronted traditional style property
- Exceptional versatile family space
- Separate studio accommodation
- Open-plan kitchen/dining/family room
- Exceptional principal bedroom with walk-in dressing area and en-suite
- Nicely positioned within the village

Fixture and fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Services:

Mains water, electricity and drainage are connected.

Statutory Authority:

South Cambridgeshire District Council

Tenure:

Freehold

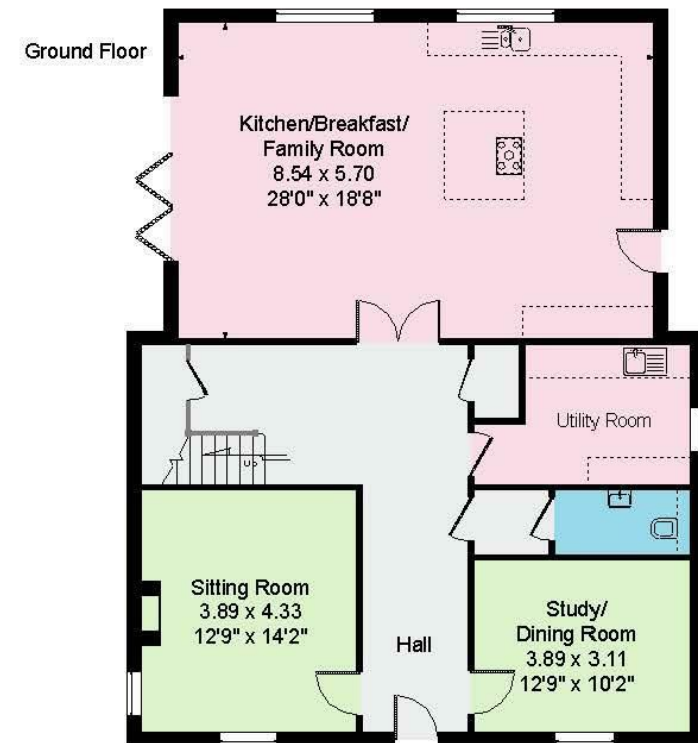
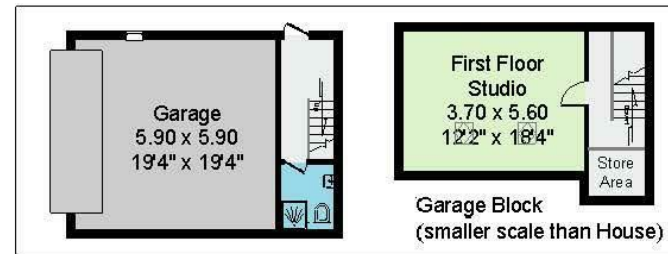
Viewing:

Strictly by appointment through the vendors sole agents Redmayne Arnold & Harris

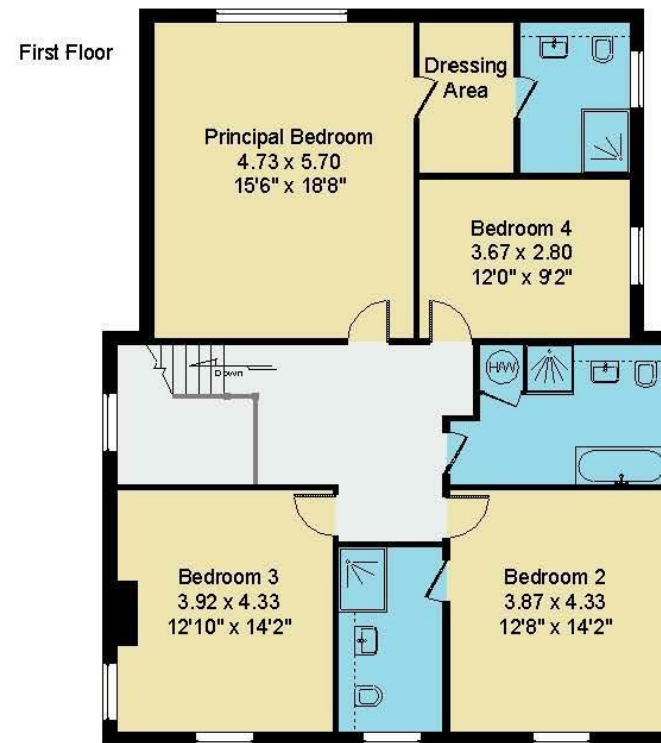


Gross Internal Area 238 sq m (2561 sq ft) excluding Garage Block

- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation
- Garage



NOT TO SCALE: For guidance purposes only



© 2021: Premier Floor Plans 07967 196672

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(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		

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.

