



Chapel Road, Great Eversden, CB23 1HP

CHEFFINS

Chapel Road

Great Eversden,
CB23 1HP

4 2 2

Guide Price £900,000

- Detached Period Residence
- Cleverly Extended To Create A Sizeable Family Home
- Four Bedrooms
- Three Receptions Rooms
- Large Utility/Boot Room
- Large Mature Plot
- Wealth Of Off Road Parking
- Chain Free

A charming and extremely well presented detached period residence, offering highly versatile accommodation with a flexible open plan kitchen/dining/living room, occupying an excellent position at the end of the this no through road, set within its own mature plot in this most peaceful village. Offered with no onward chain.





LOCATION

Great Eversden is a picturesque and much-admired village situated approximately seven miles south-west of Cambridge, surrounded by beautiful open countryside yet ideally positioned for convenient access to the A10 and M11, making it an excellent choice for those commuting into Cambridge, London, or further afield. The village itself offers a friendly and traditional community atmosphere with amenities including a village hall, church, and a popular restaurant. Further day-to-day facilities are available in the nearby villages of Bourn, Comberton, and Barton, each offering a range of shops, public houses, and schools. The area is particularly well regarded for its access to highly rated educational establishments, both state and independent, within Cambridge and the surrounding area. For the London commuter, the nearest mainline railway stations are located in Foxton and Shepreth, approximately six miles away, both providing regular direct services to London King's Cross. Royston station is also within easy reach, offering additional fast and frequent services to London King's Cross and St Pancras in as little as 36 minutes.

STORM PORCH

covering the panelled glazed timber entrance door leading through into:

ENTRANCE HALLWAY

with traditional tiled flooring, exposed timber beams, stairs rising to first floor accommodation with understairs storage cupboard, inset LED downlighters, opening through to:

DINING ROOM

stone flooring, large understairs storage cupboard forming part of the pantry store, access into Inner Hallway, inset LED downlighters, double panelled radiator, double glazed window to side aspect and opening through to both kitchen and living room.

FAMILY ROOM

with open fireplace, brick surround and hearth, stone flooring, further exposed timber beams, beam mounted downlighters, double panelled radiator, double glazed square bay window to front aspect.

KITCHEN

comprises a collection of both wall and base mounted storage cupboards and drawers with solid timber work surfaces with inset porcelain one and a quarter bowl sink with hot and cold mixer tap, drainer to side, space for Range cooker with tiled splashback and extractor hood above, space and plumbing for fridge/freezer as well as dishwasher, LED downlighters, stone flooring, double panelled radiator, double glazed windows to both side and rear aspect, double glazed door leading out onto pergola.

SITTING ROOM

accessed off the initial entrance hallway with parquet flooring, exposed timber beams, open fireplace with open brick surround, mantel and stone hearth, wall mounted lighting, double panelled radiator, double glazed square bay window to front aspect.

LIVING ROOM

with vaulted ceiling, wealth of wood panelling, fitted shelving, wall mounted lighting, solid oak flooring, double panelled radiator, Velux skylight and double glazed window to side aspect, set of panelled glazed French doors leading out onto garden.

SHOWER ROOM

comprising of a three piece suite with walk-in shower cubicle with wall mounted shower head, glazed storage shelf and chrome shower curtain rail, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, heated towel rail, stone effect flooring, extractor fan, inset LED downlighter, wall mounted mirror.

UTILITY ROOM

with a wealth of base mounted storage cupboards with treated timber work

surfaces with inset porcelain sink with hot and cold mixer tap, cupboard housing washer/dryer as well as a full height set of storage cupboards, further wood panelling, bench with open shoe storage beneath, cupboard housing base mounted oil fired Grant boiler as well as pressurised hot water cylinder providing hot water and heating for the property, radiator, collection of double glazed windows to both side and front aspect, double glazed door leading out onto garden.

ON THE FIRST FLOOR**LANDING**

part vaulted ceiling, Velux skylight, bench with open shoe storage beneath, radiator, further exposed timber beam, storage cupboard with fitted timber shelving, loft access, inset LED downlighters, timber door providing access into respective rooms.

BATHROOM

comprising of a four piece suite with panelled bath, hot and cold mixer bath tap with shower head attachment, shower cubicle with wall mounted shower head and accessed via a glazed door, tiled seat, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled upstand, extractor fan, inset LED downlighters, vaulted ceiling, tiled flooring, double glazed windows out onto side aspect.

BEDROOM 1

with solid oak flooring, part vaulted ceiling, Velux skylight, double panelled radiator, recess shelving, space for wall mounted t.v., inset LED downlighters, skylight, double glazed window overlooking garden.

BEDROOM 2

with solid timber flooring, double panelled radiator, double glazed window to front aspect.

BEDROOM 3

with exposed timber beams, solid timber flooring, double panelled radiator, double glazed window to front aspect.

BEDROOM 4

with solid oak flooring, double panelled radiator, double glazed window to side aspect.

OUTSIDE

To the front the property is approached off Chapel Road via a gravelled driveway which sweeps round and provides parking for multiple vehicles, the front garden itself is enclosed via some mature hedging and shrubs and the rest of the gravelled area is surrounded by an area laid to lawn, paved patio leads to the front entrance door and a further paved pathway leads to iron gates providing access to the garden.

The rear garden is principally laid to lawn with a large paved patio area led directly off the rear part of the property which is predominantly covered by adjoining pergola area making a wonderful space to both relax and entertain. This patio area extends round on multiple levels and leads down to the main lawned area. The main lawned area itself is bordered by immaculately maintained and well stocked beds full of mature shrubs and flowering plants. To the other side a gravelled pathway is once again bordered by well stocked bedding full of carefully planted flowering plants and shrubs, this gravelled pathway extends to the rear boundary of the garden, wrought iron fencing and mature hedging enclosing. Oil tank which has been carefully screened by both natural planting and some timber posts supporting growing surface for plants. To the side wall mounted tap and across many rear parts of the property is outside lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £900,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - South Cambridgeshire
 District Council



Approximate Gross Internal Area 1993 sq ft - 185 sq m

Ground Floor Area 1206 sq ft - 112 sq m

First Floor Area 787 sq ft - 73 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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