



Wimpole Road, Great Eversden, CB23 1HR

CHEFFINS

Wimpole Road

Great Eversden,
CB23 1HR

A unique and rather special opportunity to acquire this sympathetically restored and extended Grade II Listed part-thatched cottage, seamlessly combining period charm with a striking contemporary two-storey extension featuring an impressive, glazed gable.

Occupying a most idyllic setting just off Wimpole Road, the property enjoys grounds extending to approximately 3 acres and commands far-reaching views across the adjoining undulating countryside.

This beautifully restored and enlarged home offers a rare blend of character and modern living, further enhanced by the inclusion of solar panels, an air source heat pump, and a luxurious self-contained pod situated within the grounds, providing versatile ancillary accommodation ideal for guests, home working, or leisure use.

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Guide Price £895,000





LOCATION

Great Eversden is a charming village located about 9 miles to the south west of Cambridge and is well placed for access to the A10 and M11. The village benefits from a village hall, church and restaurant, with further amenities available in the surrounding villages of Bourn, Comberton and Barton. For the London commuter, the nearest train stations are located around 6 miles away in Foxton and Shepreth, with both providing direct routes to London Kings Cross.

ENTRANCE DOOR

leading into:

ENTRANCE HALLWAY

exposed timbers, wall light, radiator, double glazed window to the front.

SITTING ROOM

feature Inglenook fireplace with natural red brick chimney breast, oak bressumer beam, tiled hearth (currently not used), fitted cupboard to chimney breast recess, a pair of radiators, exposed beams and timbers, double glazed windows to three sides and timber latch door with staircase leading to first floor.

UTILITY/BOOT ROOM

with door leading to outside, exposed beams and timbers, square edge working surfaces with inset one and a half bowl sink unit with mixer tap, range of fitted storage cupboards, plumbing and space for automatic washing machine, coat hooks, radiator, tiled floor, double glazed window to the rear.

PANTRY

range of fitted storage cupboards, understairs cupboard with underfloor heating controls and pressurised hot water cylinder, exposed beams and timbers, tiled floor, radiator, open through to;

KITCHEN/DINING/LIVING SPACE

A modern part glazed extension with feature full height two storey vaulted ceiling, tiled floor with underfloor heating, range of black handleless soft close cupboards and drawers with slate working surfaces including an island, breakfast bar, sink unit, induction hob, pop-up extractor and fan oven, fully double glazed gable with tall sliding doors, double glazed link to cottage and a tiled floor with underfloor heating, designer lighting. Staircase to:

MEZZANINE STUDY/SNUG

vaulted ceiling, inset downlighters, glazed balustrade.

CLOAKROOM

automatic light, wash hand bowl with mixer, low level dual flush w.c., fitted storage cupboard, part tiled walls, radiator, tiled floor, ceiling with inset downlighters, exposed beams and extractor fan.

GROUND FLOOR BEDROOM 2

wealth of exposed beams and timbers, brick chimney breast with tiled hearth (presently sealed), radiator, double glazed windows to the front and side.

STAIRCASE 1

with landing leading to:

PRINCIPAL BEDROOM

fitted wardrobe cupboards, exposed beams and timbers, radiator, double glazed window.

ENSUITE SHOWER

tiled shower cubicle, glazed sliding doors, wash hand basin with storage drawers below, mixer tap, low level dual flush w.c.

BEDROOM 4

exposed beams and timbers, ceiling with inset downlighters, radiator, double glazed window.

FAMILY BATHROOM

white suite comprising freestanding bath with wall mounted mixer, wash hand basin with mixer tap and storage drawers and dual flush w.c., walk-in tiled shower, drencher shower head and hand held rose, tiled floor with underfloor heating, part tiled walls, double glazed and frosted window.

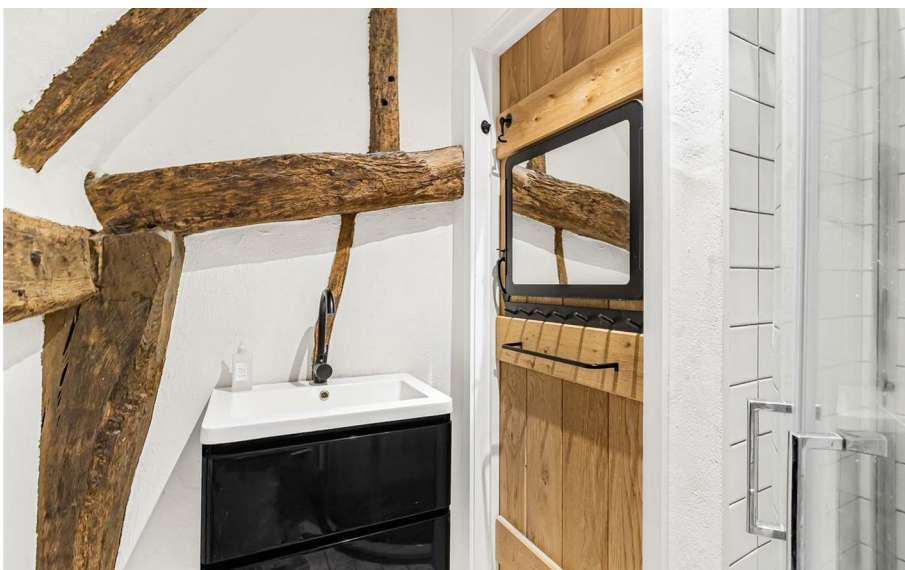
BEDROOM 3

approached via its own staircase from sitting room with timber latch door, ceilin with inset downlighters, double glazed window, radiator, inter-connecting cupboard to Bedroom 4.

OUTSIDE

The property sits in a most idyllic situation on the edge of its own plot of land extending in all to about 2.9 acres with far reaching views over the adjoining undulating countryside. Shared gravelled driveway with parking for several vehicles and an alternative vehicular access is available to the field. The gardens are joined at the rear of the cottage with a paved patio area and pathway, lawned area with trees and shrubs, wild life garden to the rear. Solar panels. The gardens are open to a meadow filled with wild flowers and shrubs with post and rail fencing with countryside beyond.

Within the grounds is a self-contained luxury POD with its own patio area to the front. LIVING ROOM with double glazed doors to the front, double glazed windows, electric heating. OPEN PLAN KITCHEN stone working surfaces with electric oven and hob, fitted and concealed dishwasher. BEDROOM 1 downlighters, hanging rail, double glazed Velux window. BEDROOM 2 has been converted to utility and study, freestanding cabinets and plumbing and space for automatic washing machine, radiator, ceiling with inset downlighters, double glazed window. SHOWER ROOM fitted with white suite comprising low level dual flush w.c., pedestal wash hand basin, shower cubicle with drencher shower head and hand held rose and glazed sliding doors, heated towel rail/radiator, ceiling with inset downlighters, extractor fan.





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Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire
District Council

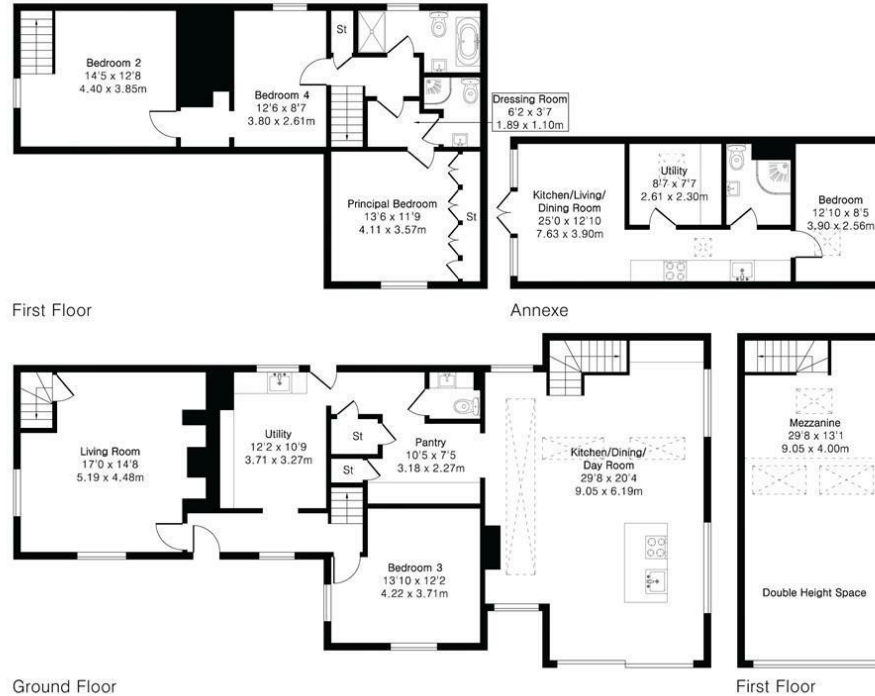


Approximate Gross Internal Area 2931 sq ft - 272 sq m

Ground Floor Area 1392 sq ft – 129 sq m

First Floor Area 1102 sq ft – 102 sq m

Annexe Floor Area 437 sq ft – 41 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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