



Brook Street, Elsworth, CB23 4HX

CHEFFINS

Brook Street

Elsworth,
CB23 4HX

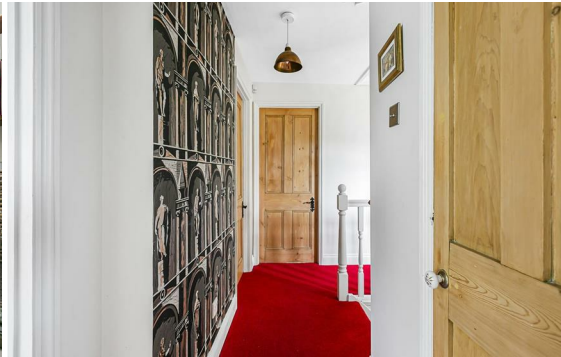
- Grade II Listed
- Highly Sought After Village Location
- Well Presented Accommodation
- Secluded Garden with a Range of Outbuildings
- New Boiler Fitted in 2023
- With Outline Planning Permission

A charming double fronted Grade II listed period residence occupying a delightful position within this highly sought after street. The impressive property was formerly two cottages and dates back to 1843 with a single storey extension in the 1990's creating the utility/boot room, now offering versatile accommodation of approximately 1678 sq. ft. arranged over two floors and including outbuildings. Planning permission in place for a single storey side and rear extension to create a downstairs shower room and kitchen extension - 23/00951/HFUL.

4 1 2

Guide Price £625,000





LOCATION

Elsworth is a delightful picturesque quiet village strategically placed but well away from the main roads to East Anglia, London, Midlands and the north. Elsworth which is 10 miles to the west of Cambridge is accessed via the A14 or the A428 each about 3 miles from the village. Elsworth is only 11 miles south east of Huntingdon which is well served with its fast link to London King's Cross. St Neots station is also easily accessible approximately 10 miles distant. For schooling there is an excellent and sought after primary school in the centre of the village and secondary schooling in nearby Swavesey Village College about 4 miles or Comberton Village College about 9 miles. Further schools in both state and private sector are available in the university city of Cambridge along with educational and sporting amenities. There is also a Tesco Superstore at Bar Hill approximately 4 miles away and a Waitrose in St Ives about 7 miles distant.

ENTRANCE HALLWAY

With timber single glazed sash window to the front aspect, timber single glazed window to the side aspect, tiled floor, exposed beams and brickwork, brick build feature oven, door to:

LOUNGE/DINER

With single glazed sash windows to the front aspect, under stairs storage, multi fuel burning stove with brick hearth and surround, exposed beams and brickwork, door offering access to the stairs leading to the first floor, door to:

INNER HALLWAY

With solid oak flooring, doors to:

KITCHEN/BREAKFAST ROOM

With single glazed window to the side aspect, matching eye and base level units, Corian counter with inset ceramic sink and a half with drainer and chrome mixer tap over, inset oven with four ring gas hob over, space for fridge freezer, space for dishwasher, door to the garden, solid oak flooring.

UTILITY/BOOT ROOM

With timber window to the rear aspect, range of base units, preparation counter with inset sink and drainer, space and plumbing for washing machine and tumble dryer, tiled floor.

GUSET CLOAKROOM

With window to the side aspect, low level wc with eco flush button, pedestal wash basin, solid oak flooring.

FIRST FLOOR**LANDING**

With single glazed window to the rear aspect, loft access via hatch, airing cupboard, doors to:

BEDROOM 1

With single glazed window to the rear aspect, fitted wardrobes, wood effect flooring, loft access via hatch.

BEDROOM 2

With single glazed sash window to the front aspect.

BEDROOM 3

With single glazed window to the front aspect, single glazed window to the rear aspect.

FAMILY BATHROOM

With double glazed wooden window to the side aspect, suite comprising; low level wc, pedestal wash basin, 'P' shaped bath with shower over, part tiled walls, wood effect flooring, chrome heated towel rail.

OUTSIDE

The front boundary of the property is retained by a low level brick wall with well stocked feature flower beds and steps leading to the entrance door. The property further benefits from oak electric gates leading to the driveway.

The fully enclosed part walled garden offers a wonderful sense of tranquillity and seclusion featuring a range of feature flower beds and mature shrubs, a lawn area, a selection of patio areas including a covered seating area with an original Victorian tiled floor, mature trees and a coal store. Further benefitting from outbuildings including a workshop and barn with light and power.

AGENTS NOTES

Tenure - Freehold

Council Tax Band - F

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to floor plan

Square Footage - 1261 sqft

Parking - Driveway

UTILITIES/SERVICES

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Oil Fired Central Heating

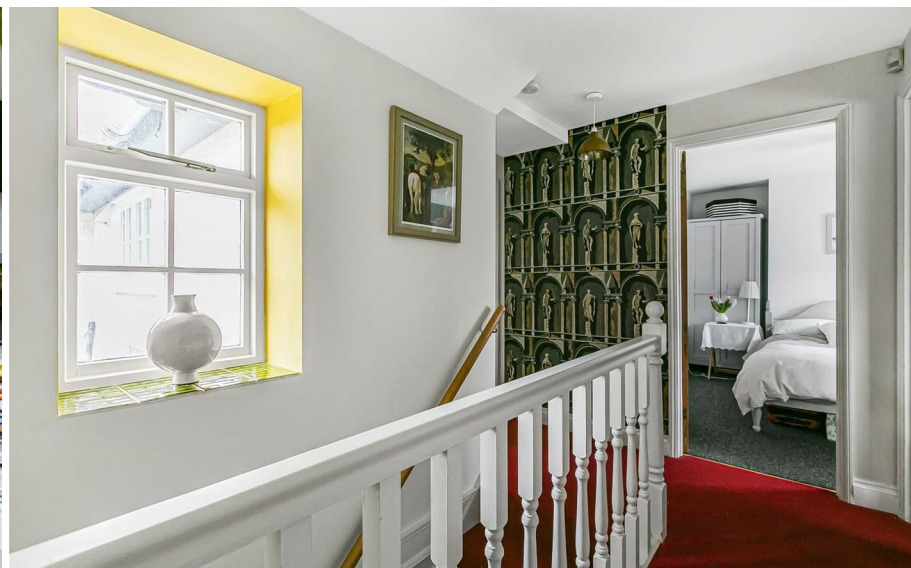
Broadband - Superfast (Predicted download speed of up to 50Mbps)

Mobile Signal/Coverage - OK

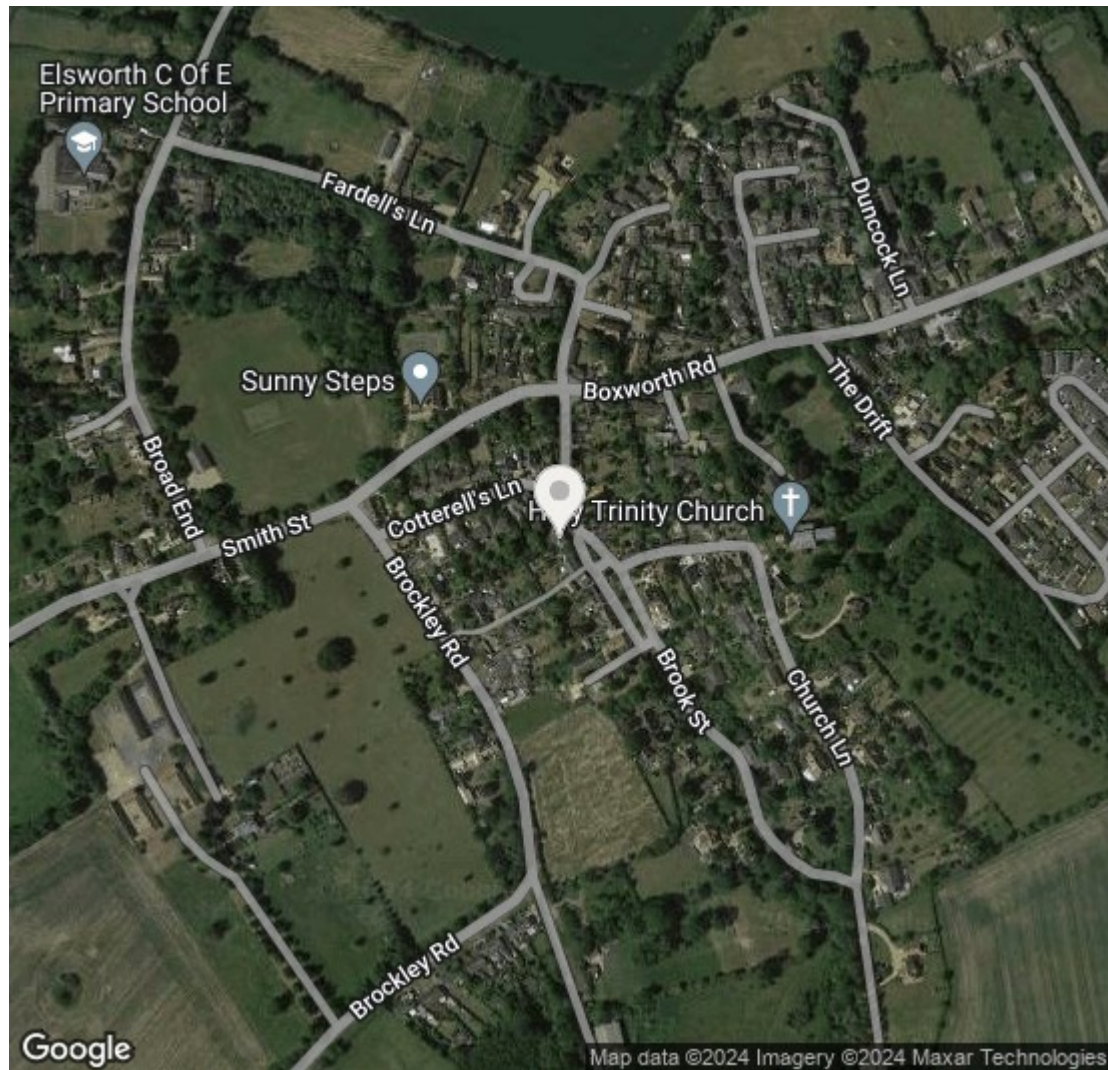
Flood Risk - Medium - Brook flooded in 2001, Brook Street sluice since been updated and culvert deepened. The current vendors have had no issues with flooding in their time at the property.

Listed - Grade II

Conservation Area - Yes

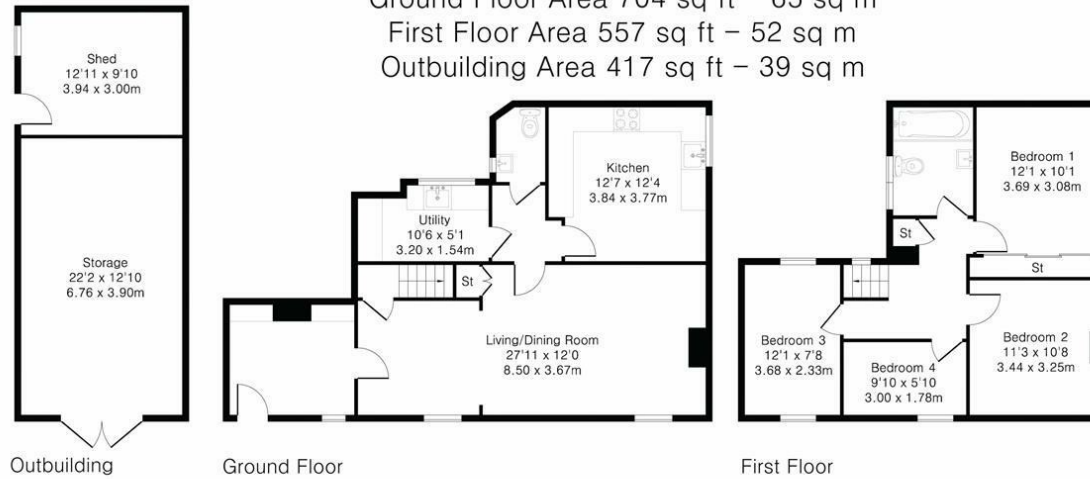


Guide Price £625,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire
District Council





Approximate Gross Internal Area 1261 sq ft – 117 sq m
 Ground Floor Area 704 sq ft – 65 sq m
 First Floor Area 557 sq ft – 52 sq m
 Outbuilding Area 417 sq ft – 39 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

CHEFFINS

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA
 01223 214214 | cambridge@cheffins.co.uk | cheffins.co.uk



CHEFFINS

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.