



Lowfields, Little Eversden, CB23 1HJ

CHEFFINS

Lowfields

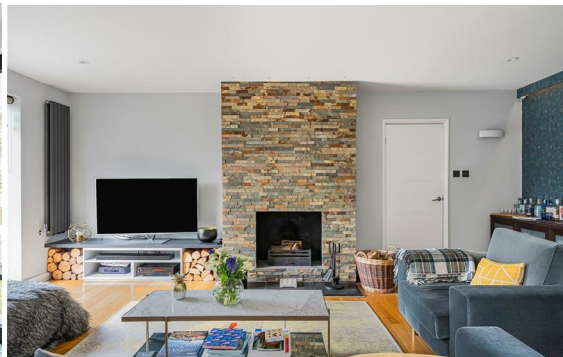
Little Eversden,
CB23 1HJ

An impressive and substantial detached family home, thoughtfully enhanced and extended to create a stunning contemporary living space. The property features a spacious, well-appointed open-plan kitchen, dining, and sitting area, alongside a luxurious principal bedroom suite. Set within beautifully landscaped and well-stocked grounds of approximately 0.45 acres, the home is located in a desirable village on the west side of the city, conveniently placed for excellent road and rail links. It also enjoys attractive views across the surrounding countryside.

5 2 2

Guide Price £1,350,000





LOCATION

Little Eversden is a charming and much-admired village situated approximately six miles south-west of Cambridge, surrounded by scenic open countryside while remaining conveniently accessible to the A603, A428 and M11. Its location makes it an excellent choice for those commuting into Cambridge, London, or further afield. The village has a welcoming, community-focused atmosphere, with amenities including a village hall, parish church, and a popular local pub. A wider range of facilities can be found in the nearby villages of Bourn, Comberton and Harlton, offering shops, cafés, public houses, and schools. The area is particularly well regarded for access to highly rated educational establishments, both state and independent, within Cambridge and the surrounding area. For those commuting to London, the nearest mainline railway stations are located in Foxton and Shepreth, both around six miles away, providing regular direct services to London King's Cross. Royston station is also easily accessible, offering fast and frequent services to London King's Cross and St Pancras, with journey times from approximately 36 minutes.

COVERED ENTRANCE

outside light, porcelain tiled floor, double glazed windows.

SOLID ENTRANCE DOOR

Kloeber door with double glazed panes to either side leading into:

RECEPTION HALLWAY

staircase rising to the first floor, timber handrail, painted newel post and wrought iron spindles, understairs storage cupboard with electricity meters, further double coats cupboard with hanging rail and shelving, architectural radiator, coving, porcelain tiled flooring, and tall double glazed windows to the front.

CLOAKROOM

fitted with white suite comprising stone bowl wash hand basin with mixer tap, stone effect surround, tiling to splashbacks, storage cupboards below. Roca close coupled dual flush w.c., radiator, porcelain tiled floor, lit recess with tiling, double glazed window.

KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with a generous range of handleless storage cupboards and drawers with Corian working surfaces with undermount one and a half bowl sink unit with mixer tap and grooved drainer, central island unit with Corian and stainless steel worktop/breakfast bar, Neff induction hob and a Neff extractor fan, pop-up power, further range of fitted appliances including Neff electric fan oven, Combination oven and warming drawer, built-in and concealed Neff dishwasher, Siemens American style fridge/freezer with filtered water and ice. Scullery area with Corian working surfaces, handleless drawers below, feature double glazed roof lantern. Dining Area with dining/seating area with tall double glazed windows and twin doors leading out to garden, architectural radiators, acoustic wall with fitted television stand and storage cupboards and drawers, ceiling with a range of inset downlighters.

LIVING ROOM

feature fireplace, Mandarin split face stone chimney breast, slate hearth, fitted television stand, log store and shelving below, ceiling with inset dimmable downlighters, concealed lighting, oak flooring, architectural radiator, dimmable wall lights, tall double glazed windows to three aspects with double glazed doors leading out to the garden.

UTILITY/BOOT ROOM

fitted with a range of storage cupboards with square edge working surfaces with matching upstands and single drainer sink unit with pull-out mixer tap, plumbing and space for automatic washing machine, space for tumble dryer, space for fridge freezer, radiator, ceiling with inset downlighters, extractor fan, double glazed window and double glazed door leading to rear garden and panelled and frosted double glazed door leading out to front, walk-in larder. Door to:

INTEGRAL GARAGE

with remote control and key pad access up and over door to the front, power and light connected, EV point, three tall double glazed windows.

ON THE FIRST FLOOR**SPACIOUS LANDING**

coved ceiling, double panelled radiator, fitted double storage cupboard and a tall double glazed window.

PRINCIPAL BEDROOM SUITE

DRESSING ROOM with fitted mirror fronted wardrobes with hanging rail and shelving and courtesy light. BEDROOM with radiator, ceiling with inset downlighters, reading lights, double glazed windows to three aspects, open to:

ENSUITE BATHROOM

Lusso Picasso freestanding bath with wall mounted mixer, Lusso Thinn matt white double vanity sink unit with brass fittings, corner tiled shower cubicle with brass fittings, drencher shower head and handheld rose, close coupled dual flush Duravit low level w.c., heated towel rail/radiator, tiled recesses with lighting, part tiled walls, ceiling with inset downlighters, extractor fan, double glazed and frosted window.

BEDROOM 2

with study recess, ceiling with dimmable inset downlighters, range of fitted bedroom furniture including wardrobes, wall shelving and desk, ceiling with inset downlighters, architectural radiator, tall double glazed windows to front and side.

BEDROOM 3

fitted wardrobe cupboards, coving, double panelled radiator, and a pair of double glazed windows.

BEDROOM 4

coved ceiling, double panelled radiator, fitted wardrobe cupboards and a double glazed window.

BEDROOM 5

fitted wardrobe cupboards, double panelled radiator, double glazed window.

FAMILY BATHROOM

fitted with white suite comprising tiled panelled bath with mixer tap, separate shower above with drencher shower head and handheld rose, glazed shower screen, wall hung wash hand basin with mixer tap and a pair of storage drawers, mirror fronted cabinet, heated mirror and light, tiling to walls and floor, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, high level double glazed window.

SEPARATE TOILET

with Roca close coupled dual flush w.c., wash hand basin with tiling to splashbacks, storage cupboard below, tiled floor with underfloor heating, double glazed and frosted window.

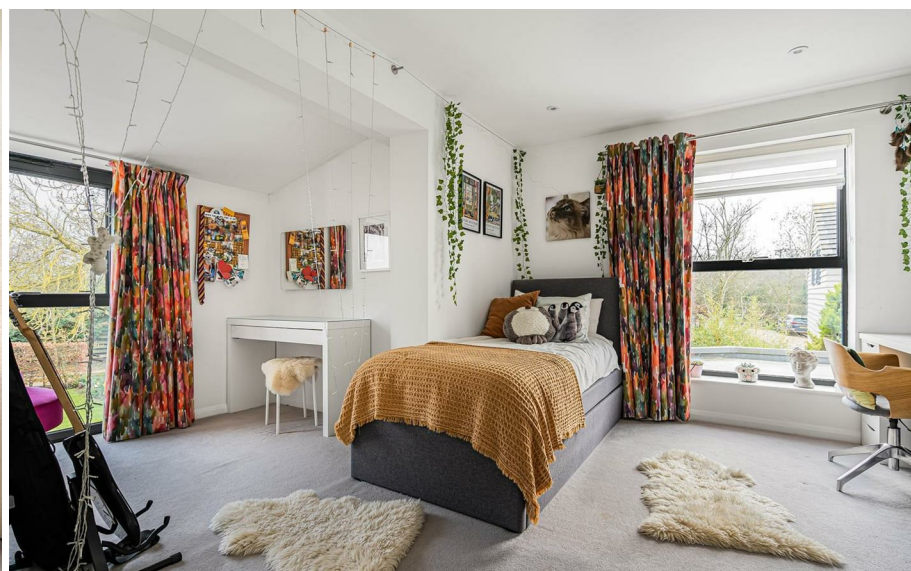
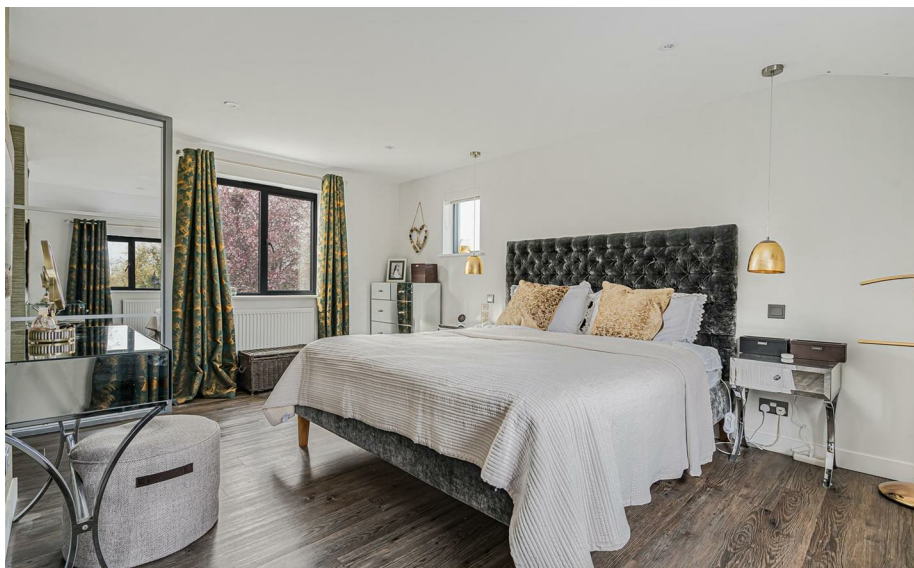
OUTSIDE

The property is situated towards the end of this no-through lane and sits comfortably within its own established grounds extending in all to about 0.46 of an acre. Extensive resin driveway with parking and leading to garage. Front garden principally laid to lawn with mature hedgerow and a number of fine trees as well as well stocked flowering and shrub beds. The remainder of the grounds to the side and rear with detached studio.

Rear and side garden principally laid to lawn with a number of mature trees and shrubs with well stocked flower beds and rose garden. To the rear of the property is a pergola and paved patio ideal for al fresco dining. Fenced fruit and vegetable garden with raised beds and compost area, oil storage tank providing oil fired heating and the boiler is situated within the garage. STUDIO with raised deck to the front, bi-fold doors, power and light connected and wall mounted Dimplex heater, adjoining store with shelving, power and light. Swallow greenhouse/potting shed principally glazed with storage area.

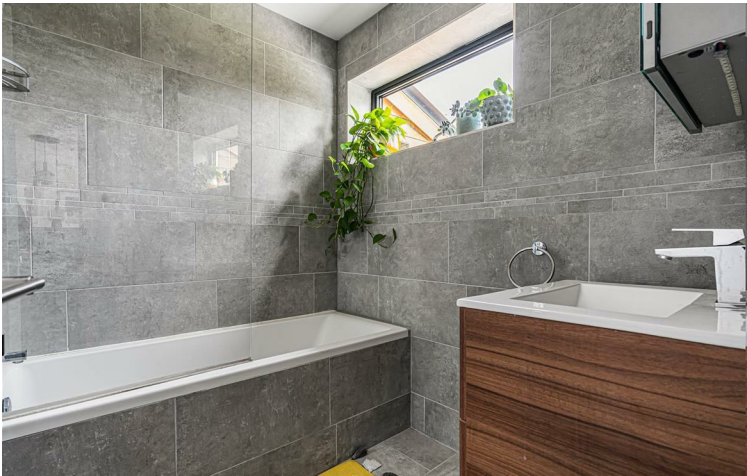
SERVICES

The property has oil fired central heating providing domestic hot water and central heating system. Hot water is also generated by solar as well as the option for electric immersion heater. Mains water and drainage. Broadband is currently supplied by County Broadband.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,350,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – South Cambridgeshire District Council





Approximate Gross Internal Area 2546 sq ft - 237 sq m

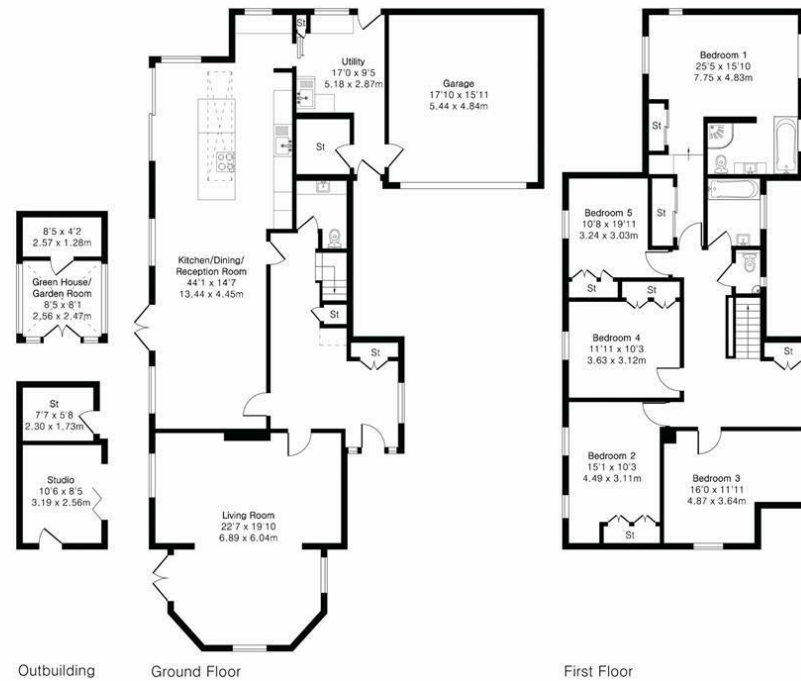
(Excluding Garage & Outbuilding)

Ground Floor Area 1387 sq ft – 129 sq m

First Floor Area 1159 sq ft – 108 sq m

Garage Area 283 sq ft – 26 sq m

Outbuilding Area 241 sq ft – 22 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.

CHEFFINS

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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