



Attractive family house in this popular village

3 Church Street, Great Eversden, Cambridge, CB23 1HU

Freehold

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Local information

• Great and Little Eversden are adjacent villages situated 7 miles west of Cambridge. There are two pub/restaurants in the villages and local schooling is available at Comberton and Haslingfield with senior schooling at Comberton, Bassingbourn and Hills and Long Road 6th form colleges in Cambridge.

• The village is well positioned for the high tech university city of Cambridge, with its comprehensive range of shopping, cultural and recreational facilities together with a selection of schooling for all age groups including renowned independent schooling (St John's and Kings College Prep schools, St Faith's, St Mary's, The Perse CoEd, Stephen Perse Foundation schools and The Leys).

• For the commuter, there is access to the M11 Junction 12 (4 miles), and there are fast and regular train services from Cambridge station into London King's Cross (from 52 minutes) and Liverpool Street station (from 1hr 08 minutes) together with direct services from Royston (9.5 miles) to London King's Cross (from 38 minutes).

(All distances and times are approximate)

About this property

3 Church Street is a substantial village house with well-proportioned renovated

accommodation arranged over two principle floors with two bedrooms and a shower room on the second floor.

The house is set centrally within a large established site well back off the village road and benefits from a large outbuilding providing garaging and a self contained studio/flat. Of particular note internally is the spacious limestone floored kitchen breakfast room with two oven Aga, a central island and shaker style units, from the kitchen there is a boot/ utility room with walk-in larder and a cloakroom. There are three reception rooms including a large main drawing room with open fireplace with marble surround and a bay window to the front with window sea. There is a further sitting room with French doors to the garden and an interconnecting study. From the kitchen double doors lead into the beautiful orangery/garden room with matching limestone flooring, with French doors opening out on to a large paved terrace.

The principle bedroom has a contemporary styled en suite bathroom and there are two further bedrooms and a family bathroom with separate shower on this floor. The top floor offers two additional bedrooms and a shower room.

Approached through a five bar gate a shingled drive sweeps around to the side of the house



and leads up to the large outbuilding with open bay garaging, stores and access to the first floor which houses a self-contained studio/flat comprising a bedroom/sitting room with kitchenette and a ground floor shower room. There is also a single garage and former stables.

The gardens are a particular feature of the property and include many mature specimen trees, an orchard with plum, pear and fig trees and various types of apple trees as well as a grape vine and vegetable garden. A level lawned area is surrounded by shrub and herbaceous borders, hedges and the large terrace to the is enclosed within brick walling. There is a tree house, and a green house and to the front elevation neatly clipped low box hedges.

In all 0.79 of an acre.

Tenure

Freehold

Local Authority

South Cambridgeshire District
Council: Band G

Viewing

Strictly by appointment with
Savills





Approximate Floor Area = 305 sq m / 3287 sq ft
Barn = 120 sq m 1291 sq ft
Total = 425 sq m / 4578 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	70
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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