



Lowfields, Little Eversden, CB23 1HJ



pocock & shaw

Residential sales, lettings & management

8 Lowfields  
Little Eversden  
Cambridge  
CB23 1HJ

A rare opportunity to purchase a three bedroom detached property with 1 Acre (sts) of adjoining paddock in a delightful village setting towards the end of a no-through road on the edge of this highly regarded village.

- Detached bungalow with good sized rear garden and adjoining paddock
- Delightful 1 acre paddock
- Lifestyle opportunity
- Possibility to re-develop existing dwelling
- Sitting room with wood burner
- Air source heat pump recently installed
- Quality fitted kitchen and shower room
- Driveway and garden to front
- Must be viewed to be fully appreciated

Offers Over £725,000



A rare opportunity to purchase a three bedroom detached property with 1 Acre (sts) of adjoining paddock in a delightful village setting towards the end of a no-through road on the edge of this highly regarded village.

Little Eversden is a small, attractive village conveniently situated about 7 miles south west of Cambridge. There is a recreation ground, with play area for young children within close proximity and a village hall, public house, a Parish Church and a couple of acclaimed restaurants. Primary school education is available in Comberton (about 3.5 miles) together with secondary school and sixth form education at the highly acclaimed Comberton Village College.

The nearby University city of Cambridge, easily accessible via the A603, offers a wide range of shopping, school and cultural amenities and is also recognised as a major centre in the 'high tech' and 'bio tech' industries with the University Research and Development Laboratories, Science Park, ARM, Microsoft, AstraZeneca, and Addenbrooke's Hospital/Biomedical Campus. For the commuter the nearby M11 provides good access to Stansted Airport and the M25 and there is a mainline railway station at Royston with a fast service to London's King's Cross in about 38 minutes.

Cambridge 7 miles, Royston (fast train to King's Cross) 9 miles, M11 (Junction 12) 5 miles, (distances are approximate).

This single storey dwelling has been extended to create a spacious and well-proportioned family home. The property benefits from numerous recent improvements including the installation of an air source heat pump central heating system in 2020, complete external wall coating and new front door in late 2017, the installation of a log burner in 2014 and a new roof to the extension in 2013 as well as replacement fascia boards and guttering.

The uniqueness of this property lies in the delightful paddock which backs onto the generous rear garden. The property should attract interest from potential buyers perhaps looking for a property for equestrian purposes or a lifestyle change, as well as purchasers looking to re-develop the existing dwelling within its large plot.

Part glazed upvc front door to

**ENTRANCE PORCH** with window to side, radiator, quarry tiled flooring, door to hallway and door to

**CLOAKROOM** with window to side, built in shelving to one wall, wc, wash handbasin with tiled splashback, shaver point, radiator, quarry tiled flooring.

**ENTRANCE HALL** 24' 7" x 4' 9" (7.49m x 1.45m) widening to 7'5" spacious hallway with large loft access hatch with aluminium loft ladder, insulated and part boarded, lighting and power. Radiator, laminate wood flooring, coved archway to inner hallway (see later) and doors to

**BEDROOM 1** 13' 6" x 11' 9" (4.11m x 3.58m) fully carpeted with double glazed window to front, radiator, good range of built in bedroom furniture/wardrobes to one wall.

**BEDROOM 2** 11' 10" x 10' 10" (3.61m x 3.3m) laminate flooring with window to side, recessed book shelves to one wall, radiator.

**BEDROOM 3** 11' 6" x 10' 9" (3.51m x 3.28m) with window to side, radiator, built in cupboard to one wall, electric consumer unit, laminate wood flooring.

**SITTING ROOM** 14' 4" x 13' 6" (4.37m x 4.11m) with double glazed window to front, 'Contura' cast iron wood burner (fitted 2014) with flue, wall light point, radiator, laminate wood flooring.

**INNER HALLWAY** with laminate wood flooring, doors to

**DINING ROOM** 16' 5" x 14' 1" (5m x 4.29m) with upvc double doors and 3/4 glazed side panels to rear garden, two double glazed windows to side, radiator, recessed shelved display niches to one wall, laminate wood flooring, door to

**BUILT IN CUPBOARD** with shelving to walls and door to

**BOILER CUPBOARD** Daikin heat exchange unit, lagged hot water tank, air source heat pump to outside, lighting.

**KITCHEN** 14' 1" x 9' 5" (4.29m x 2.87m) with window to rear and two windows to side, good range of fitted wall and base units with granite roll top work surfaces and tiled splashbacks including drawer area, built in Neff induction hob with Atag stainless steel chimney extractor hood over and electric oven below, space for fridge/freezer, space and plumbing for washing machine, one and a quarter bowl stainless steel sink unit and drainer, curved corian worktop/breakfast bar area, radiator, extractor fan.

**SHOWER ROOM** 10' 3" x 8' 7" (3.12m x 2.62m) spacious designer shower room with window to rear, large walk-in shower cubicle with glass screen, fully tiled surround and Aqualisa shower over, wash handbasin with tiled splashback and mirror over, wc with concealed dual flush cistern with recessed shelf over, radiator, extractor fan, chrome heated towel rail, built in cupboard with shelving to most of one wall, ceramic tiled flooring.



**OUTSIDE** The property sits back from the lane with a grass verge and evergreen screening hedge. A driveway provides parking for numerous vehicles as well as a good sized garage/shed

The well-tended rear garden (0.25 Acre) comprises of an extensive patio area adjacent to the rear of the property and extends onto a mainly lawned rear garden with various trees, screening border hedging and a timber shed. A gate opens onto:

**THE PADDOCK** (1 Acre approx)

This is a rather special area that has been previously used for equestrian purposes with two modern 15ft x 15ft timber stables with concrete standing in front, power and water connected. Mains pulser and mains connection for (recently removed) electric fencing in place

The paddock is planted with mature trees as well as having a large fruit cage erected (2021) stocked with specialist varieties of soft fruit, various plum and gage trees, a greenhouse and two sheds (one with power connected).

The whole enjoying a particularly delightful setting and a space that really needs to be seen to be fully appreciated.

**COUNCIL TAX BAND E**

**SERVICES** All mains services.

**TENURE** The property is Freehold

**VIEWING** By arrangement with Pocock & Shaw



EPC graph awaited

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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Approximate total area<sup>(1)</sup>  
1306.29 ft<sup>2</sup>  
121.36 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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