



**LOWFIELDS**  
Little Eversden

**Carter Jonas**

## LOWFIELDS, LITTLE EVERSDEN, CAMBRIDGE, CB23 1HJ

- Cambridge City Centre - approx. 6 miles
- Royston Railway Station - approx. 9 miles
- Shepreth Railway Station - approx. 6 miles
- M11 (N&S) - approx. 4 miles
- Addenbrookes Hospital - approx. 9.5 miles

Fully fitted & high-quality kitchen/breakfast room • Sitting room • Dining room • Study • Cloakroom • Four double bedrooms • Bathroom • Self-contained detached annexe with kitchen & shower room • Good size gardens with lovely outlooks • Gravelled parking for two/three cars

### DESCRIPTION

Orchard Cottage is a truly beautiful, Grade II listed detached home with over 2100sqft of the most immaculately, characterful and bright accommodation. Originally a pair of cottages dating back to mid-18th century, the property has been sympathetically updated and renovated by the current owners to create a wonderful, versatile and aspirational period house.

On the ground floor are three good size reception rooms, two with fireplaces fitted with woodburners, along with a stunning kitchen/breakfast room, fully fitted with high-quality integrated appliances, an oil-fired Aga, and induction hob with filter extractor. There is also a cloakroom on this floor and a pretty reception hall with stairs rising to the first floor.

On the upper floor are four bedrooms and a lovely bathroom with roll-top bath and separate shower.

**STUNNING AND IMMACULATELY PRESENTED DETACHED PERIOD HOME WITH SUPERB SELF-CONTAINED ANNEXE OCCUPYING A DELIGHTFUL POSITION IN THIS HIGHLY REGARDED SOUTH CAMBRIDGESHIRE VILLAGE.**



A huge benefit of this perfect property is the fully self-contained, detached annexe with open plan living space with double doors to the garden, and similarly lovely outlooks, a separate kitchen and shower room. This annexe would serve a number of uses, including home office/studio, games room, space for dependant relative or guest accommodation.

## OUTSIDE

The property occupies the most wonderful position towards the end of a no-through road on the edge of this popular and conveniently located village. There is gravelled parking to the front and side of the house for two or three cars. The majority of the garden is tucked away behind the house offering unrivalled privacy and tranquillity with delightful outlooks across the neighbouring meadows behind. The gardens have been very pleasantly landscaped with a water feature and number of useful storage/garden sheds, two with power connected. There are also lovely paved seating and relaxation areas, perfect for al-fresco dining.

## LOCATION

Little Eversden is a delightful village situated about 6 miles to the south-west of Cambridge surrounded by undulating countryside. There are amenities in the village including a doctor's surgery and local pub/restaurant. Further and varied amenities are available in the nearby villages of Comberton, Barton and Orwell. The location is well-placed for the road and rail commuter with easy access to the A1, A14 and the M11, along with London mainline railway services from Royston, (37 minutes for London Kings Cross) and Shepreth (6 miles). The village of Comberton (3 miles) has primary schooling and a highly regarded secondary school and sixth form.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Oil fired central heating and Aga. Mains drainage and electricity.

**Local Authority:** South Cambridgeshire District Council

**Viewing:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



## Lowfields

Approximate Gross Internal Area = 1701 sq ft / 158.1 sq m  
 Annexe = 431 sq ft / 40 sq m  
 Total = 2132 sq ft / 198 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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