



**WILLOW LODGE**

Chapel Road, Great Eversden

**Carter Jonas**

## **WILLOW LODGE, CHAPEL ROAD, GREAT EVERSDEN, CB23 1HP**

- Cambridge City Centre - approx. 9 miles
- M11 Junction 12 - approx. 6 miles
- Addenbrookes Hospital/Biomedical Campus - approx. 8 miles
- Foxton Train Station - approx. 6 miles

Individual detached family home • Spacious kitchen/ breakfast room • Multiple reception rooms • Set in generous grounds approaching 0.7 acres • Sought after South Cambridgeshire village • No onward chain • EPC rating E

### **DESCRIPTION**

Tucked away along a peaceful no-through road in the sought-after village of Great Eversden is this substantial detached family home set within mature grounds approaching 0.7 acres. Originally built in the 1960s and extended over the years, the property now offers spacious and versatile accommodation extending to approximately 2,300 sq ft, ideally suited to modern family living.

The property is approached via a sweeping gravel driveway providing extensive off-road parking, while the setting enjoys a wonderful sense of privacy, surrounded by established trees, lawns and landscaped gardens.

Internally, the accommodation is generous and flexible. A welcoming entrance hall leads to an impressive sitting room with a feature fireplace and inset wood-burning stove, opening into a conservatory overlooking the gardens. A separate dining room provides an excellent entertaining space, while the kitchen/breakfast room is fitted with extensive cabinetry, ample work surfaces and integrated appliances, with plenty of room for family dining.

**AN INDIVIDUAL DETACHED FAMILY RESIDENCE OCCUPYING A SECLUDED PLOT OF APPROXIMATELY 0.7 ACRES, OFFERING OVER 2,300 SQ. FT OF VERSATILE ACCOMMODATION IN ONE OF SOUTH CAMBRIDGESHIRE'S MOST DESIRABLE VILLAGES.**



The bedroom accommodation is equally well arranged, with four good-sized ground floor bedrooms. The principal bedroom benefits from fitted wardrobes and a spacious ensuite bathroom with jacuzzi bath and separate shower enclosure, while the remaining bedrooms are served by a stylish family bathroom.

A particular highlight is the mezzanine study/home office, accessed via a bespoke staircase from the sitting room. Featuring vaulted ceilings, exposed timbers and skylights, it provides an ideal work-from-home space or additional reception area.

### **OUTSIDE**

The grounds are a particular highlight. The expansive gardens wrap around the property and include extensive lawns, mature borders, a variety of established trees, vegetable and fruit gardens, a wildlife pond, greenhouse, workshops and several useful outbuildings. A generous paved terrace provides the perfect setting for outdoor dining and entertaining.

### **LOCATION**

Great Eversden is a highly regarded South Cambridgeshire village set within attractive countryside and surrounded by scenic walking routes. The village offers a parish church and a strong sense of community, while nearby Comberton provides everyday amenities along with the highly regarded Comberton Village College. Cambridge is easily accessible, offering extensive shopping, cultural and educational facilities, together with excellent transport links including the M11 and mainline rail services to London.

### **AGENTS NOTE**

Buyers should note that one corner of the property was historically underpinned in the 1970s, prior to the current ownership commencing in 1983, with no subsequent movement reported. Further information is available upon request. There is also a restrictive covenant limiting the land to a single dwelling.



Chapel Road, Great Eversden Cambridge, CB23 1HP  
 Approximate Area = 2372 sq ft / 220.4 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109671



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		

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