



CHURCH LANE, LITTLE EVERSDEN.
GUIDE PRICE £300,000



Carter Jonas

CHURCH LANE, LITTLE EVERSDEN, CB23 1HQ

Little Eversden is a highly regarded village located about 8 miles south west of the University of Cambridge and just 9 miles north east of Royston railway station (London Kings Cross 36 minutes).

The Property: The plot, which extends to 0.37 acres, is part of the beautiful gardens adjacent to Church Farmhouse, which is a substantial Grade II Listed property. It is in an idyllic setting at the end of a small lane, backing on to farmland and overlooking the historic parish church to the front.

Planning: Consent was granted on 18th July 2018 for the erection of new dwelling with separate garage: (South Cambridgeshire District Council ref. S/1994/18/FL and S1995/18/LB.) Planning details of this planning permission, floor plans and elevations are included in the additional Planning information pack available from the selling agents.

The proposed property will provide accommodation comprising of a hall, cloakroom, utility room, large open plan kitchen dining/living room and a large sitting room on the ground floor and a landing, master bedroom suite, 3 further bedrooms and family bathroom on the first floor.

Outside the plans provide for a double garage with pitched roof and large parking area to the front.

There is a large potting shed to the rear of the proposed property, which has potential for a number of uses (subject to the necessary consents being obtained).

The front garden is screened by high mature hedging and to the rear are beautiful mature gardens;

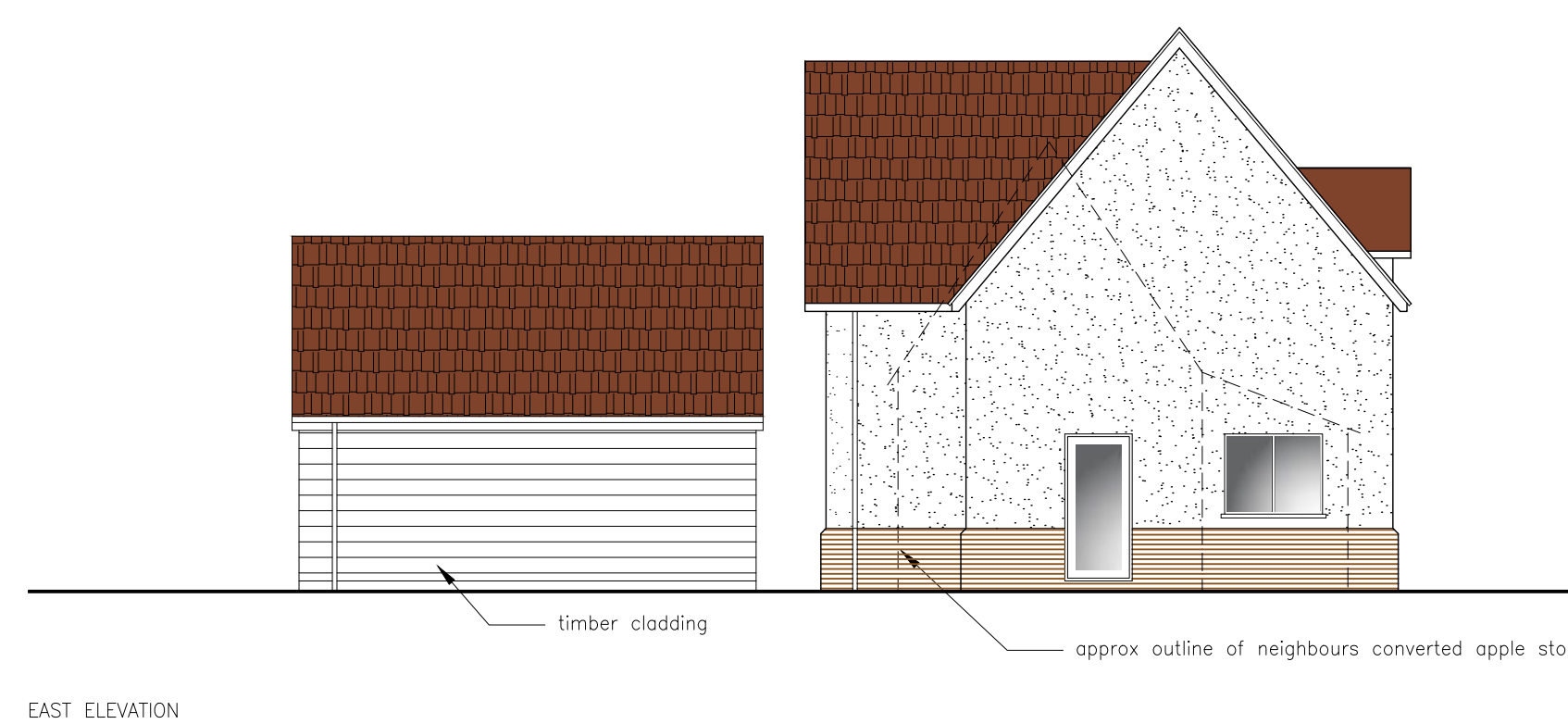
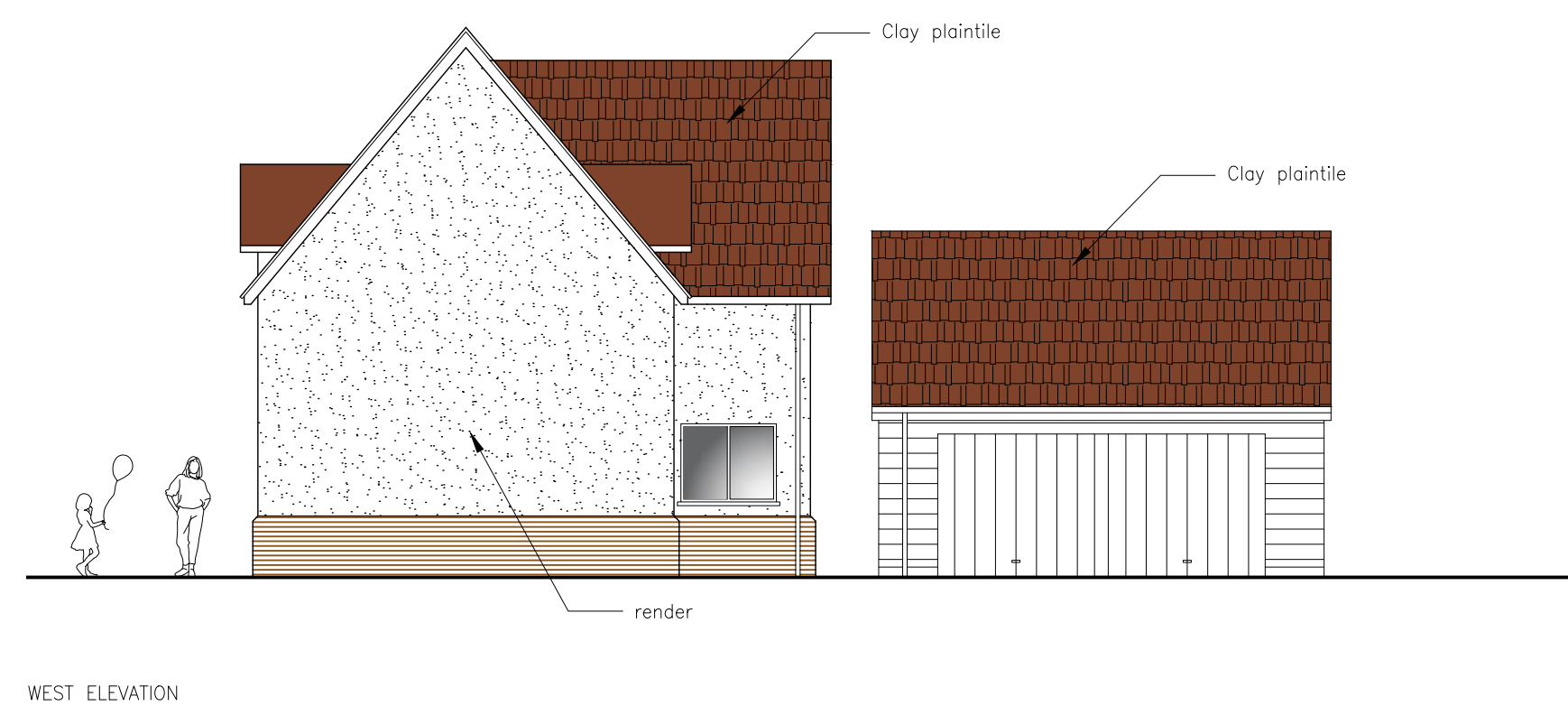
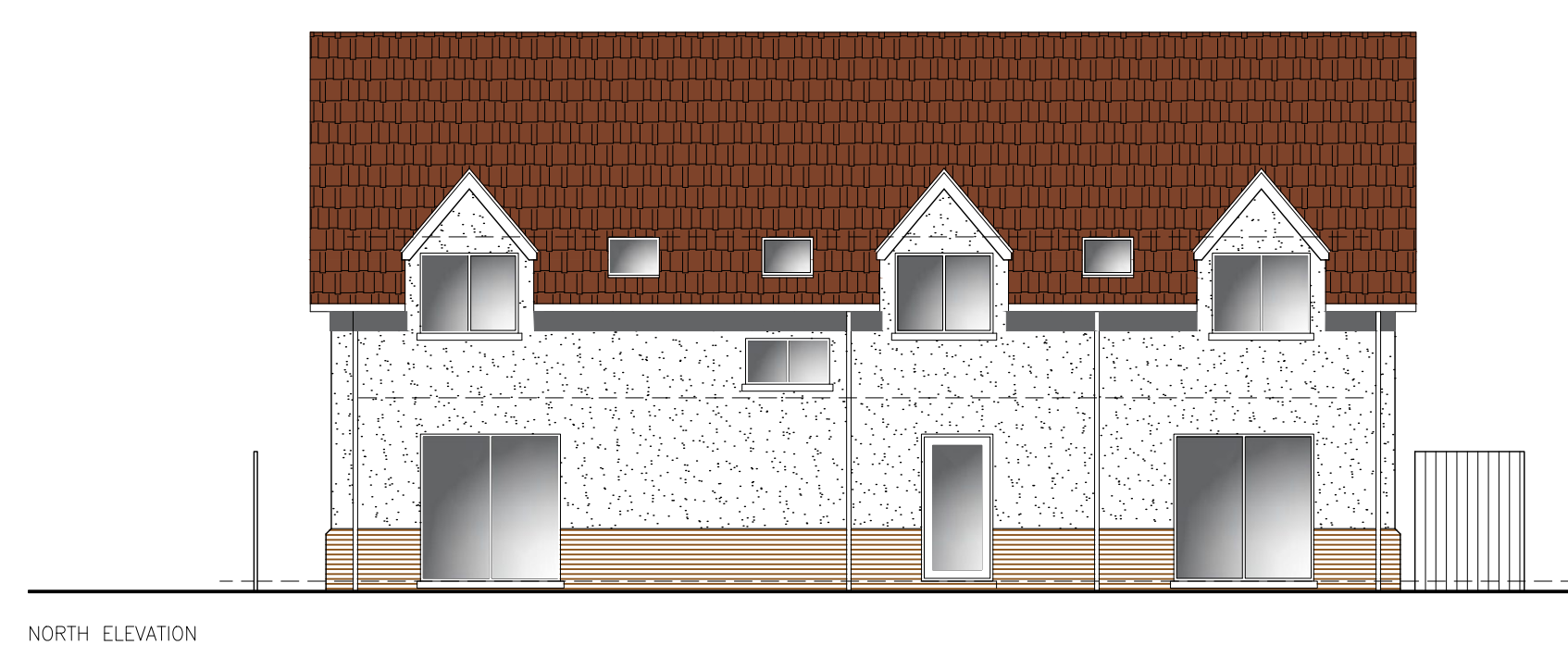
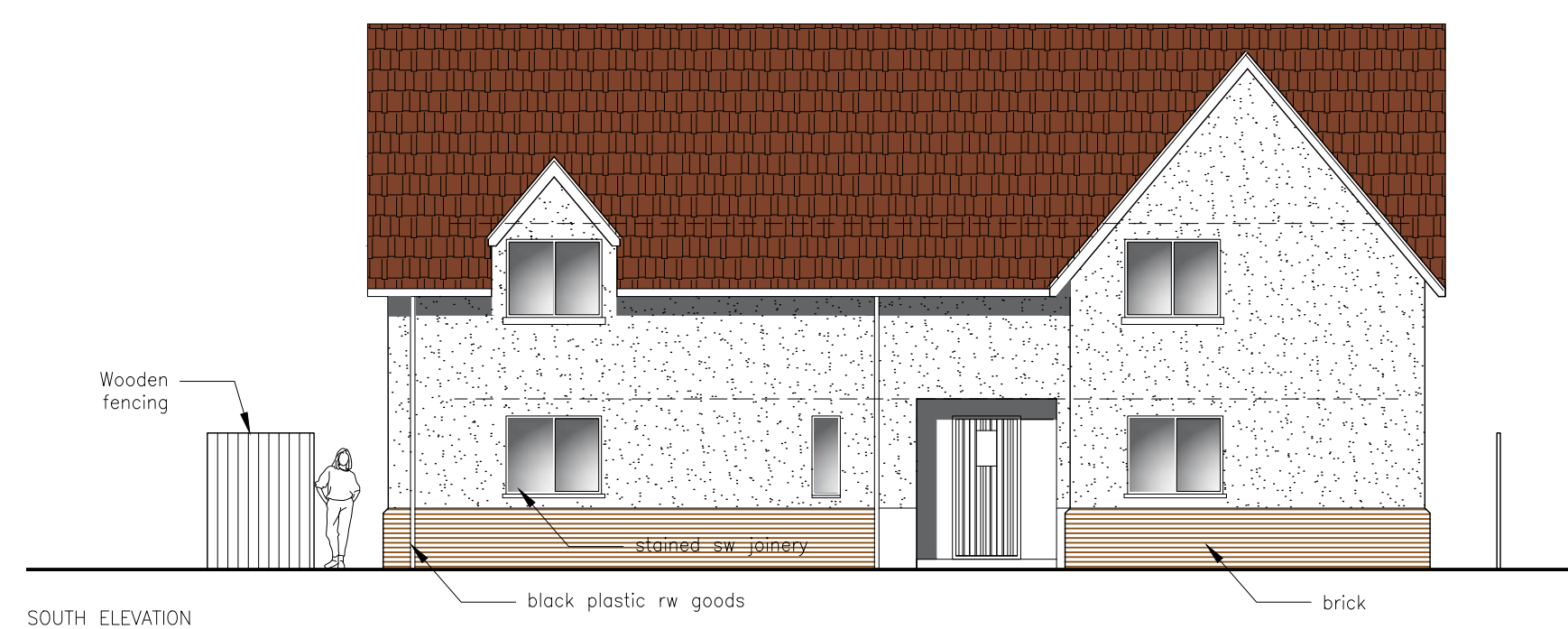
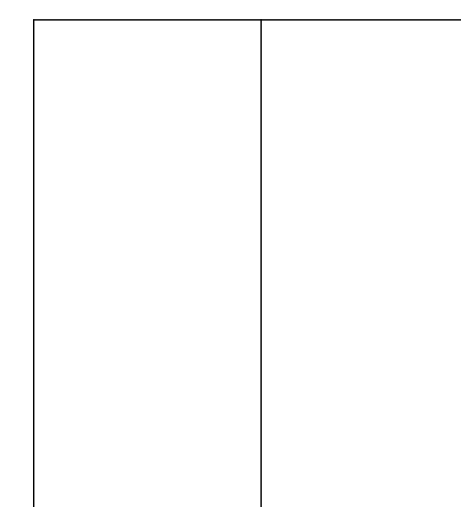
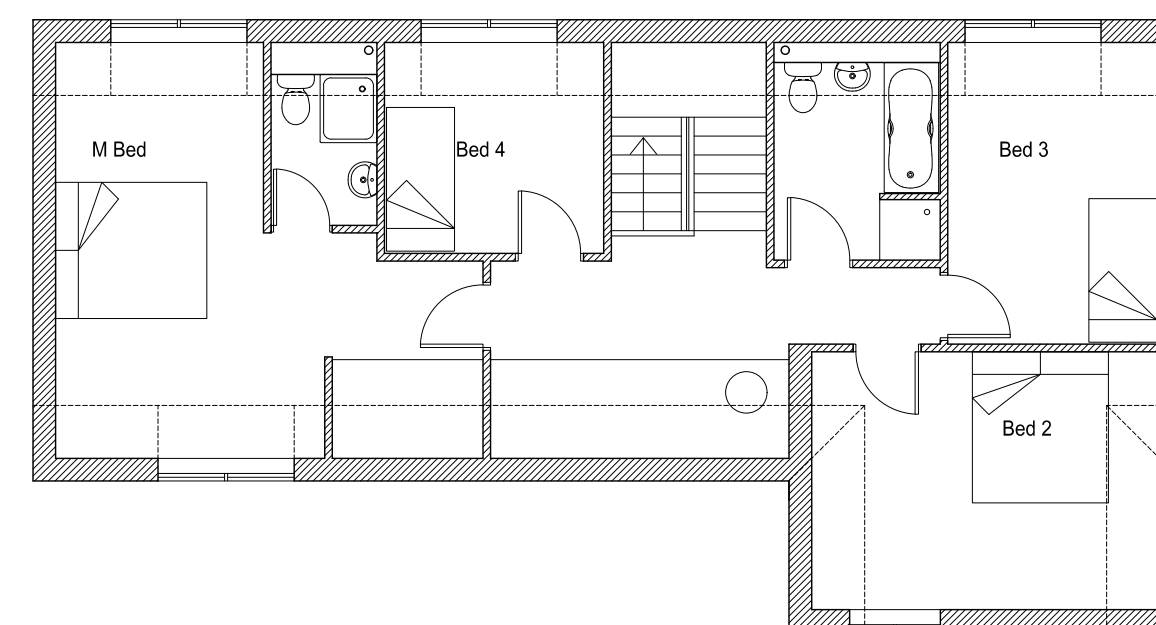
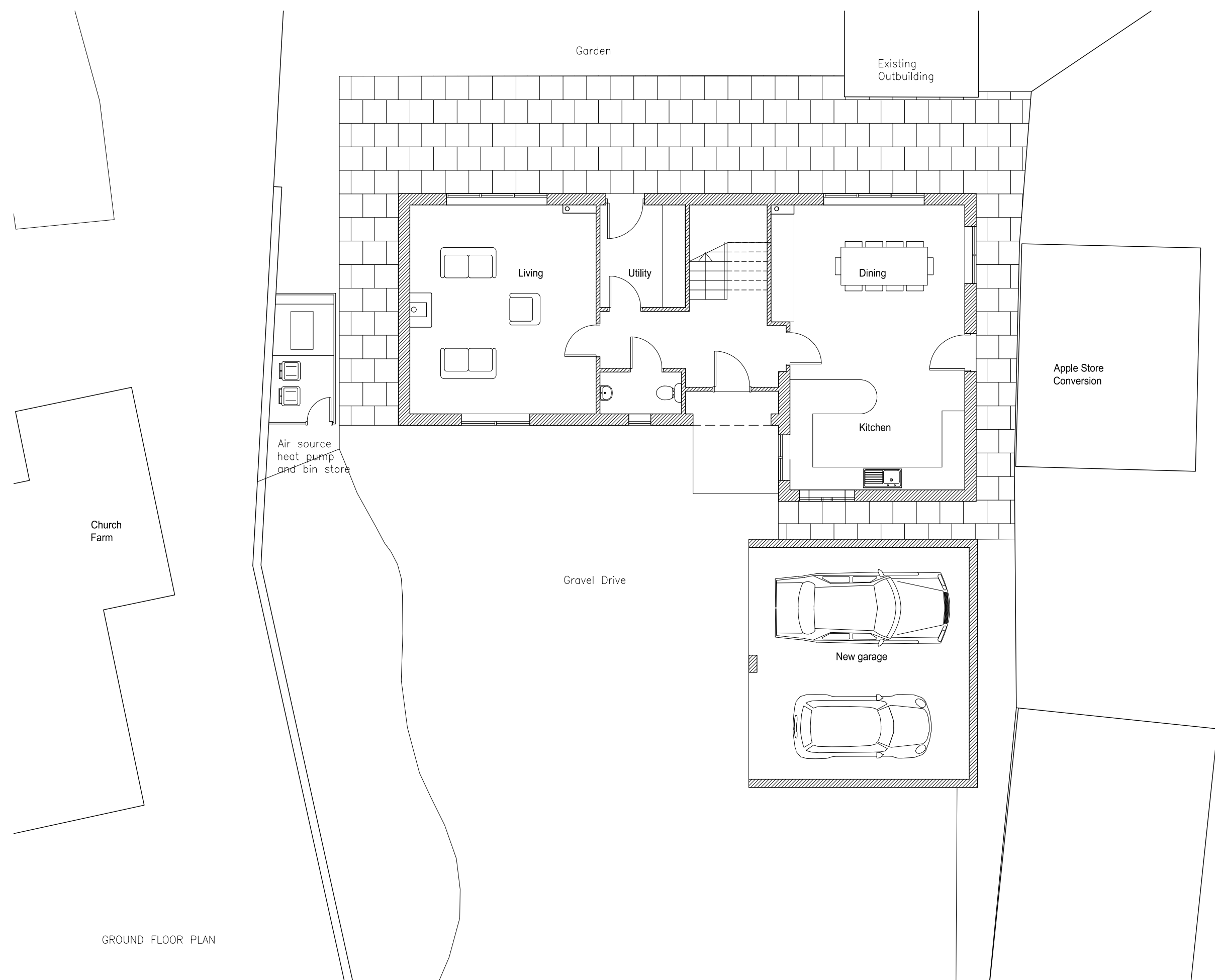
Fencing Covenants: Within three months of completion of the sale, the purchaser will be required to erect and thereafter maintain a 6ft post and close boarded fence between points 'A' and 'B' and a 6ft brick wall between points 'B', 'C' and 'D' as shown on the site plan.

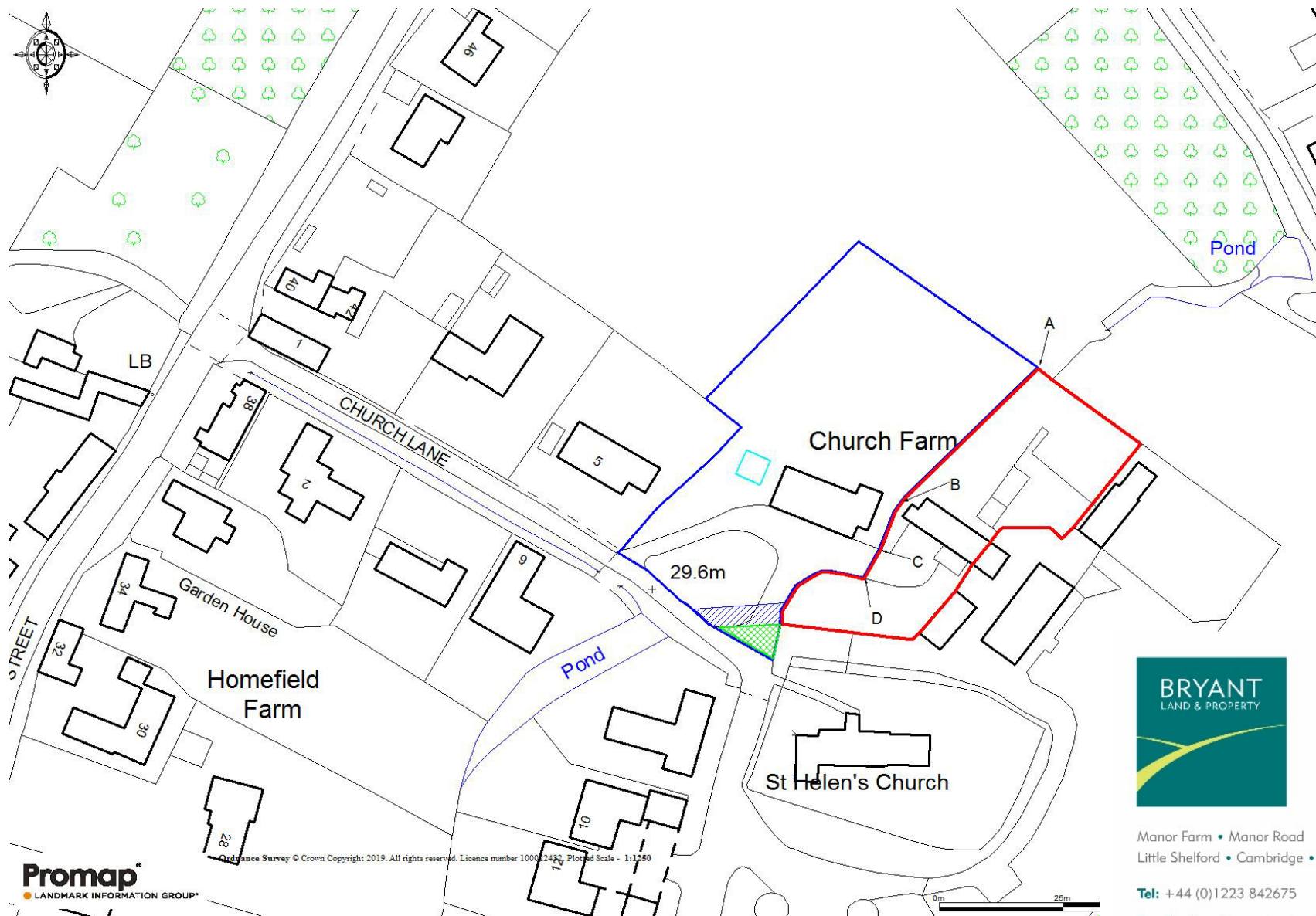
Access: A right of way will be granted over the area of land hatched blue and green on the plan.

Services: Mains Electricity Water and Drainage are available for connection to the site. Note; It will be a requirement for the purchasers of the plot to disconnect from any shared services with the main house including disconnect/block off the run to the farmhouse within 2 months of completion.

A UNIQUE OPPORTUNITY TO ACQUIRE AN ATTRACTIVE BUILDING PLOT IN A SECLUDED AND PICTURESQUE PART OF THE VILLAGE, ADJACENT TO THE PARISH CHURCH.







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