

## CHURCH ROAD, TEVERSHAM



**Guide Price: £1,100,000**

*\*Onward Chain is Complete\** This is a rare opportunity to purchase a fabulous and spacious bungalow, with beautiful mature gardens and views over-looking the Church. With private walled garden and gated entrance. The property sits on a third of an acre.



## Features

- ✓ Large Reception Rooms
- ✓ Conservatory
- ✓ Gated Entrance
- ✓ Large Garden
- ✓ Detached Self
- ✓ Church Views

Contained Annexe

Currently achieving  
£950 PCM

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## EXCLUSIVE LISTING

A rare opportunity to purchase a fabulous and spacious bungalow, with beautiful mature gardens and views over-looking the Church. The property is located in the village of Teversham, close to Cambridge City Centre. This property also boasts a separate annexe with a further bedroom, open plan lounge/kitchen and bathroom. The property is accessed through the private gated driveway, with parking for several vehicles behind a stunning walled garden.

As you enter the property, to the left is a very large reception room, which is currently used as a snooker/pool room, which leads into a large conservatory over-looking the rear garden.

Reception Room: 20'4 x 20'4 (6.20m x 6.20m) with window to front aspect, side door leading to the rear garden.

Conservatory: 14'1 x 10'2 (4.30m x 3.1m) Further reception room with French doors leading to the garden.

As you continue through the hallway, this takes you to the recent refurbished kitchen and utility room.

Kitchen: 11'2 x 10'4 (3.4m x 3.15m) range of wall and base units, large gas hob, integral oven, window to rear aspect, door leading to utility room with plumbing, with Belfast sink. Door leading to the rear aspect.

Further on the right takes you to a large dining/sitting room with a central feature fireplace.

Dinning Room: 15'9 x 14'9 (4.8m x 4.5m) windows to front and rear aspect.

Lounge: 18'1 x 15'9 (5.5m x 4.8m) patio doors to the front aspect and window to the rear aspect



Three bedrooms are on the right of the hallway along with WC and shower room, along with a family bathroom.

Bedroom 1: 20'0 x 10'6 (6.1m x 3.2m) with window to side and front aspect, along with a dressing area and built in sliding wardrobes.

Bedroom 2: 11'2 x 8'8 (3.42m x 2.63m) with window to side aspect.

Bedroom 3: 11'2 x 6'7 (3.42m x 2.02m) with window to side aspect.

Shower room: comprising WC, wash basin and walk-in shower.

Family Bathroom: comprising bath tub with shower over, WC and wash basin.

## Outside

To the front of the property, there is a large mature garden with views over-looking All Saints Church, parking for several vehicles, along with a free-standing single garage. The self-contained annex is on the right of the driveway.

A further gate leads to the large rear garden, which has some mature planting and mainly laid to lawn.

Annexe: Comprising a good sized lounge/kitchen area with fitted kitchen, shower room and double bedroom with fitted wardrobes. Currently achieving a rental income of £950 PCM.

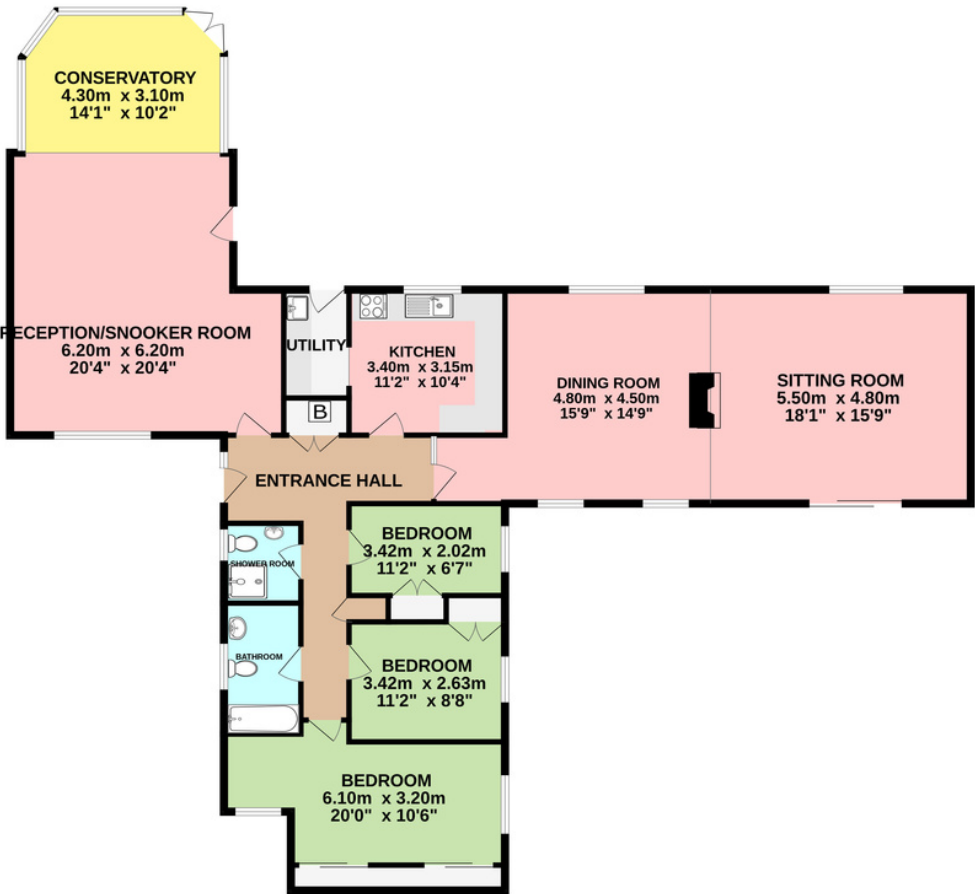
## Teversham

Teversham is a small village located just 3 miles from Cambridge City Centre. The village has a Parish Church, a Victorian chapel, a family friendly social club located on Cherry Hinton Road and a popular Indian restaurant in the former village pub. Teversham CofE Primary School maintains a 'Good' Ofsted rating and those that attend often are in catchment area to Bottisham Village College which most recently achieved an Outstanding Ofsted rating in 2012.

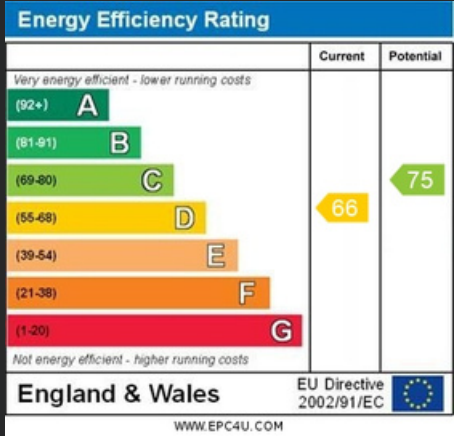
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



GROUND FLOOR  
168.0 sq.m. (1808 sq.ft.) approx.



TOTAL FLOOR AREA : 168.0 sq.m. (1808 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TENURE: FREEHOLD  
EPC BAND: D  
COUNCIL TAX BAND: G  
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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