



SUMMERS HILL DRIVE
Papworth Everard

Carter Jonas

SUMMERS HILL DRIVE, PAPWORTH EVERARD, CAMBRIDGE, CB23 3AA

- Cambridge - approx. 12 miles
- St Neots Railway Station - approx. 8 miles
- Huntingdon - approx. 6 miles

Spacious & favourable corner plot • Significantly improved • Custom wooden shutters fitted throughout • Solar panels (owned outright) • Driveway & double garage • 3 Reception rooms • 4 Bedrooms • 3 Bathrooms • Well presented throughout • EPC rating B

DESCRIPTION

A particularly spacious and fantastically presented four bedroom detached home boasting in excess of 1,900 sq.ft of accommodation. Since the current owners have been here, they have made significant improvements including the installation of a ground floor chimney breast, extensive study furniture and impressive landscaping of the gardens.

Entering into the entrance hall which offers fitted understairs storage. The sitting room enjoys dual aspect with inset multi-fuel wood burning stove with French doors leading to the rear garden terrace. The dining room is double aspect and the additional reception room is currently a study with comprehensively fitted storage. The kitchen/breakfast room boasts a stylishly fitted kitchen with stone worktops. Integrated appliances include a double oven, fridge-freezer, hob, dishwasher and dual aspect. The kitchen island provides space for a seating area. Furthermore a utility room and cloakroom.

The landing is particularly spacious and light with a window to rear aspect and an airing cupboard. The master bedroom enjoys a double aspect with a dressing room and ensuite, which is extensively tiled with a shower cubicle, bath, wash handbasin, heated towel rail and WC.

A PARTICULARLY SPACIOUS AND FANTASTICALLY PRESENTED FOUR BEDROOM DETACHED HOME BOASTING IN EXCESS OF 1,900 SQ.FT OF ACCOMMODATION.



The second bedroom also enjoys an ensuite with the two further double bedrooms offering fitted wardrobes. The bathroom is extensively tiled with a double sized shower cubicle, bath, wash hand basin, heated towel rail and WC.

OUTSIDE

The house is set back slightly from the road, with planted shrubs and trees. The rear garden is particularly charming and predominately lawned with a paved terrace and pathway, a vegetable garden and a wonderful selection of established shrubs, plants and trees throughout. The double garage has been separated to offer the possibility of a workshop whilst keeping some garage parking.

LOCATION

The by-passed village of Papworth Everard lies approximately 13 miles west of Cambridge and about 8 miles from St Ives and Huntingdon. It is well positioned for access to commuter routes including London trains from either Cambridge, Royston or Huntingdon. The new village centre offers a variety of local facilities.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains gas, water, drainage and electricity. Gas fired central heating. There are also solar panels (owned outright) which provide around 75% of hot water.

Local Authority: South Cambridgeshire District Council

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





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cambridge South 01223 403330
cambridgesales@carterjonas.co.uk
The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.