



2 & 2A COMBERTON ROAD
Harlton

Carter Jonas

2 & 2A COMBERTON ROAD, HARLTON, CAMBRIDGE, CB23 1EU

- Cambridge City Centre – approx. 5 miles
- Addenbrookes Hospital – approx. 8 miles
- Royston Railway Station – approx. 9 miles

Equestrian facilities • Secluded grounds of around 3 acres • 2 Reception rooms • Kitchen/breakfast room • 3 Bedrooms • Bathroom • 1 Bedroom annexe with open-plan living space & shower room • Ample parking • Outbuildings including stables & menage • EPC rating F

DESCRIPTION

Properties offering such a diversity and opportunity with such levels of tranquility and seclusion, along with an equestrian set-up, rarely come to the market especially so close to Cambridge.

The current owners have enjoyed this lovely haven for many years and have created a home that works for them and their family. It is currently divided into two dwellings offering the versatility of an annexe which could easily be incorporated back into the main house. There is also potential for further extension etc (subject to planning). The main house comprises a lovely country kitchen, a dining room, a bright sitting room opening to the garden, three double bedrooms and a bathroom. The one-bedroom annexe, perfect for dependent relative etc, also has its own entrance along with a very appealing open-plan kitchen/diner/sitting room and a shower room.

OUTSIDE

The property is approached down a long driveway past the paddocks opening out into parking for numerous cars, horseboxes etc. There are several useful outbuildings, with water and power, along with stable block with turn out area, hay store and 3/4 boxes.

AN UNRIVALLED AND EXCITING OPPORTUNITY TO PURCHASE A DETACHED PROPERTY, CURRENTLY CONFIGURED AS TWO DWELLINGS, WITH OUTBUILDINGS AND STABLES, SET IN AROUND 3 ACRES OF IDYLIC GROUNDS AND PADDOCKS.



Amongst the grounds is also a menage and a number of barns and sheds, in need of repair. The grounds are a mix of paddocks, meadows and lawns all surrounded by established hedging and interspersed with mature trees and shrubs. There is a detached summer house/garden room, currently used as an art studio, tucked round the back of the house overlooking the lawn. There is also current planning on the site for double garage with guest room and a 2 bay garage.

LOCATION

The property is situated between the popular villages of Comberton and Harlton in a beautiful rural, yet convenient location, surrounded by farmland. It is ideally located for access to Cambridge, the M11 (N&S) and mainline railway to London in the nearby market town of Royston. Local amenities including schooling are available in the neighbouring villages of Barton, along with convenience stores and public houses/restaurants as well as the wonderful Burwash Manor Farm just up the road with a café and a deli/butcher along with individual retailers. The area is also surrounded by beautiful countryside walks.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and LPG. Private drainage.

Local Authority: South Cambridgeshire District Council

Council Tax: Bands A & D

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



Comberton Road

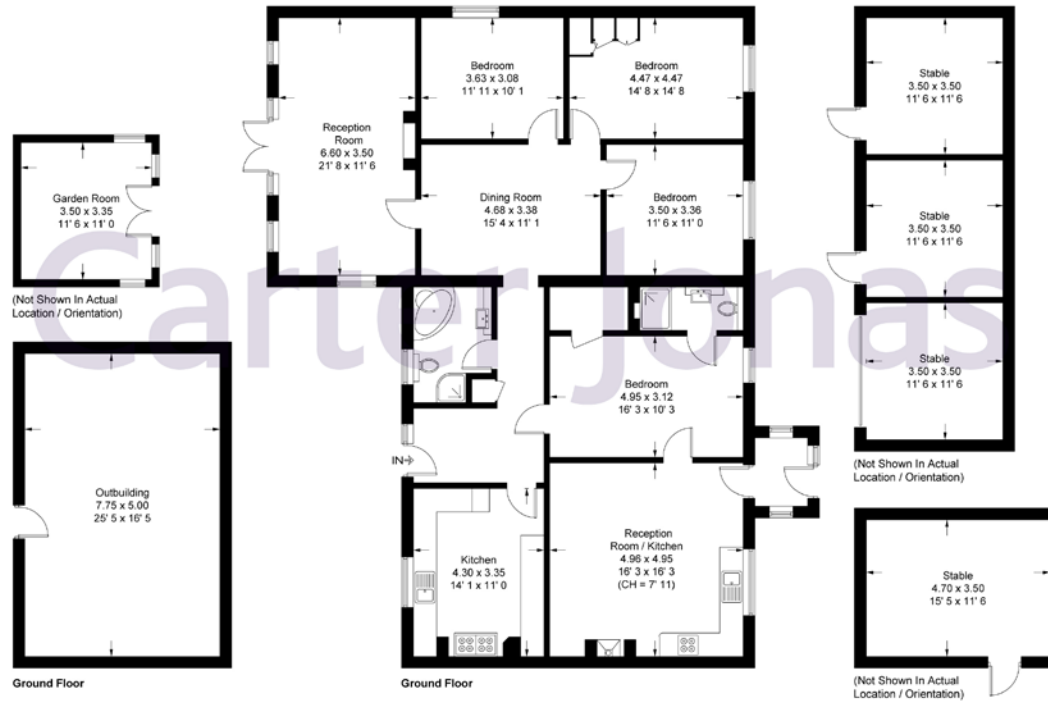
Approximate Gross Internal Area = 1768 sq ft / 164.3 sq m

Garden Room = 126 sq ft / 11.7 sq m

Outbuilding = 419 sq ft / 38.9 sq m

Stable = 588 sq ft / 54.6 sq m

Total = 2901 sq ft / 269.5 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F	36	
(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

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