



The Cottage Church Lane, Comberton Cambridge
£1,500,000 Freehold

**Sharman
Quinney**

Key Features



- Historic 18th Century thatched cottage with period features
- Approx. 1.2 acres of mature gardens
- Open views to King's College and surrounding countryside
- Five double bedrooms and two bathrooms
- Multiple reception rooms including lounge, dining area, sitting room & conservatory
- Spacious kitchen/diner with AGA
- Swimming pool, wild garden & solar panels

Nestled in an enviable rural setting, this remarkable 18th century thatched cottage offers a rare blend of historic charm, substantial living space, and breathtaking surroundings. Set within approximately 1.2 acres of beautifully maintained gardens, the property enjoys uninterrupted views across open fields, with a striking outlook that stretches all the way to the iconic King's College in Cambridge.

As you enter through the traditional front door, you are welcomed into a charming entrance hall, setting the tone with period features, exposed beams, and a warm, inviting ambiance.

To the left the heart of the home is the open-plan lounge and dining area, flooded with natural light from large windows and perfect for both everyday living and



entertaining. With exposed wooden beams, original bread oven and a subtle blend of rustic and contemporary finishes, this space oozes charm and functionality.

To the right of the property is a spacious country-style kitchen/diner, fitted with a range of solid wood units, generous worktop space, and a traditional AGA, ideal for those who love to cook or entertain. The kitchen flows seamlessly into a further sitting room, perfect for relaxing with family or guests, which in turn opens into a delightful conservatory - offering panoramic views of the rear garden and allowing for year-round enjoyment of the surrounding landscape.

The ground floor also benefits from a modern shower room, along with a separate WC, providing convenience and flexibility for guests and family members alike.

Stairs rise from the hallway to the first floor, where the charm of the cottage continues. Here you'll find four well-proportioned double bedrooms plus an additional room leading to bedroom four, each full of character, original timber details, and stunning rural views from every window.

The family bathroom boasts a four piece suite.

Step outside and you'll discover a truly magical setting. The garden, extending to approximately 1.2 acres, is predominantly laid to lawn, interspersed with a variety of mature trees, well-stocked shrub borders, and wildflower areas - creating a haven for both relaxation and local wildlife.

The garden offers multiple patio seating areas, ideal for outdoor dining, entertaining, or simply enjoying the peace and privacy. A standout feature is the private swimming pool, set discreetly within the grounds and perfect for summer days.

For those with a passion for sustainability, the garden also includes solar panels, cleverly positioned for maximum efficiency without detracting from the natural aesthetic.

There is access to a detached garage from the rear, providing secure storage or workshop space.





Ground Floor

First Floor

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The front garden is equally appealing, with a sweeping lawn bordered by mature hedging, and a large gravelled driveway offering ample off-road parking for multiple vehicles.

The property enjoys a tranquil position surrounded by open countryside, offering the perfect escape from the hustle and bustle of modern life. Despite its rural feel, the cottage is well-positioned for access to nearby towns and Cambridge, with excellent road and rail links, making it ideal for commuters.

With highly regarded schools, picturesque walks, village pubs, and local amenities all nearby, this home offers the best of both worlds - country living with modern convenience.

Entrance hall

Living room - 6.05m x 4.14m (19'8 x 13'5)

Second reception - 4.71m x 4.17m (15'4 x 13'6)

Third reception - 4.05m x 3.21m (13'2 x 10'5)

Kitchen - 6.27m x 4.05m (20'5 x 13'2)

Sitting room - 4.64m x 3.66m (15'2 x 12)

Conservatory - 3.54m x 3.18m (11'6 x 10'4)

Shower room

First floor landing

Bedroom one - 4.53m x 4.23 (14'8 x 13'8)

Bedroom two - 4.72m x 4.25m (15'4 x 13'9)

Bedroom three - 3.25m x 3.21 (10'6 x 10'5)


Bedroom four - 4.65m x 3.85m (15'2 x 12'6)

Additional room - 3.12m x 3.51m (10'2 x 11'5)

Bathroom

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 49 Woollards Lane, Great Shelford, CAMBRIDGE,
Cambridgeshire, CB22 5LZ

 greatshelford@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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