



Long Road, Comberton, CB23 7DQ



## Long Road

Comberton,  
CB23 7DQ

- No Upward Chain
- Solar Panels Generating Approximately £1750 Per Annum
- High Specification Pool House/Annexe
- Grounds Of Just Over 3 Acres
- Heated Infinity Pool With Stunning Views Of Rolling Countryside

Harborough House is a most impressive residence occupying an idyllic and tranquil semi-rural position with versatile accommodation extending to approximately 2736 sqft. Surrounded by rolling countryside this impressive home provides flexible spaces for living, working and relaxing within its grounds of approximately 3 acres including a remarkable pool house/annexe with a heated outdoor infinity pool and hot tub, well established and secluded principal gardens, former paddocks now establishing as an orchard/vegetable garden and a selection of outbuildings including a double garage.

5 3 5

Guide Price £1,200,000





## LOCATION

Nestled in the picturesque Cambridgeshire countryside, Comberton is a village renowned for its excellent transport links and a well-rounded array of amenities. Commuters and travelers benefit from its strategic location, with easy access to both Cambridge and the M11 motorway. The nearby Trumpington Park and Ride offers seamless transportation to Cambridge city centre, making it ideal for daily commuters and leisure seekers alike. Comberton takes pride in its well-regarded primary and secondary schools, rendering it a desirable destination for families. The village also offers a range of local shops, including a convenience store and post office, ensuring residents' daily needs are met. The serene parish church, with its historic charm, stands as a focal point of the community. Comberton's peaceful ambiance, coupled with its modern amenities and transportation conveniences, makes it an attractive and comfortable place to reside in the heart of Cambridgeshire.

## OUTSIDE

With grounds of just over 3 acres, the outside space is truly exceptional and split into three defined sections;

Principal Gardens: Mostly laid to lawn and wrapping around the property with a patio area, well stocked feature flower beds, a range of mature trees and a storage shed.

The Orchard: Formally paddocks and now establishing as an orchard/vegetable garden including a selection of trees with hedge borders and polytunnel.

Annexe/Pool House Gardens: An exceptional addition to the property offering a heated infinity pool with a natural pond and timber decked area bordering, a patio area, hot tub, external lights, a selection of shrubs and trees. To the rear of the annexe/pool house an additional parking area leads to the double garage and plant room.

## GROUND FLOOR

### ENTRANCE HALLWAY

With entrance door, windows to the front aspect, exposed floorboards, stairs to the first floor, doors to:

### LOUNGE

With windows to the side and rear aspect, multi fuel burning stove, Karndean flooring, French doors to the garden.

### KITCHEN/DINER

With windows to the front, side and rear aspect, contemporary kitchen with matching eye and base level units, composite worktop with under-mounted sink and drainer with chrome mixer tap over, integrated appliances include dishwasher, hide and slide door oven with warmer drawer, microwave oven, fridge freezer, four zone induction hob with extractor hood over, peninsular breakfast bar, wood burning stove, Amtico flooring, French doors to the garden and door to:

### UTILITY ROOM

With matching eye and base level units, preparation counter with inset sink and drainer, space and plumbing for washing machine, Amtico flooring, door to the garden.

## DINING ROOM

With window to the front and side aspect, Karndean flooring.

### STUDY

With window to the side aspect, Karndean flooring.

### GUEST CLOAKROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, wall mounted hand wash basin, Karndean flooring.

## FIRST FLOOR

### LANDING

With window to the front aspect, large storage cupboard, loft access via hatch, doors to:

### PRINCIPAL BEDROOM

double bedroom with window to the rear aspect, Juliette balcony, door to:

### EN-SUITE SHOWER ROOM

With window to the side aspect, suite comprising; low level wc with eco flush button, corner basin with cupboard below, glass and chrome shower enclosure, chrome heated towel rail, part tiled walls, Amtico flooring.

### BEDROOM TWO

double bedroom with window to the side aspect, Velux window.

### BEDROOM THREE

double bedroom with window to the front and side aspect.

### BEDROOM FOUR

double bedroom with window to the front aspect.

### FAMILY BATHROOM

With window to the side aspect, suite comprising; low level wc with eco flush button, vanity unit with inset wash basin, 'P' shaped shower bath, part tiled floor, heated towel rail, Amtico flooring.

## ANNEXE/POOL HOUSE

## LIVING ROOM

With window to the side aspect, fitted drawers with counter over, wood worktops, inset sink with chrome mixer tap, under counter integrated fridge, engineered oak flooring, glazed double doors to the garden.

## BEDROOM

double bedroom with windows to the rear aspect, glazed double door, engineered oak flooring.

## WET ROOM

With large drencher head over the shower area, wall mounted wash basin with chrome mixer tap, low level wc with hidden cistern and eco flush plate, tiled walls and floor, chrome heated towel rail.

## AGENTS NOTES

Tenure - Freehold

Council Tax Band - F

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to floor plan

Square Footage - 2736 sqft

Parking - Garage

## UTILITIES/SERVICES

Electric Supply - Mains

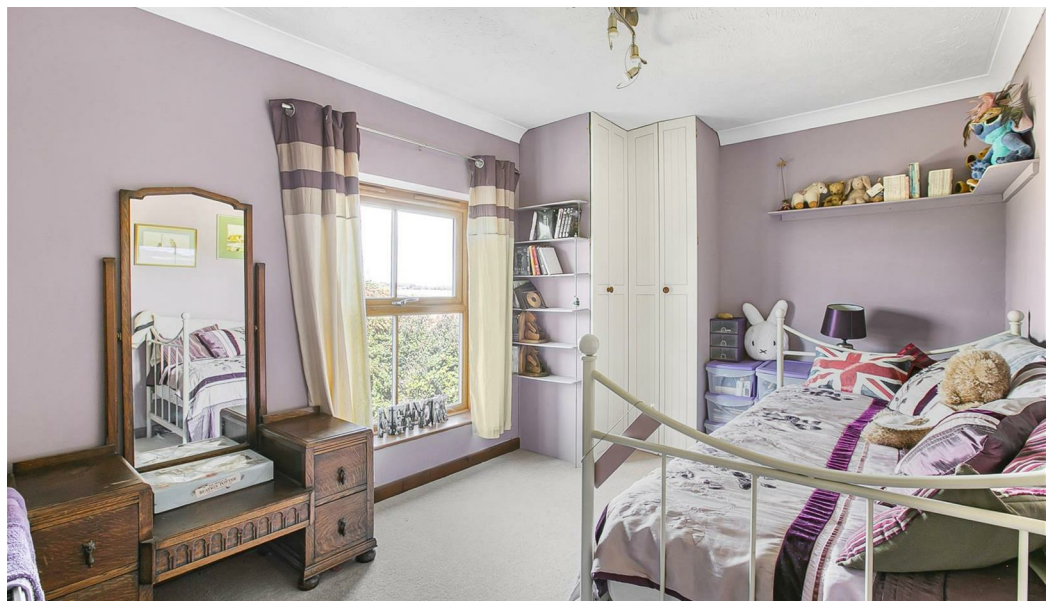
Water Supply - Mains

Sewerage - Private Septic Tank

Heating - Boiler and radiators, oil


Broadband - Full Fibre

Mobile Signal/Coverage - OK





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

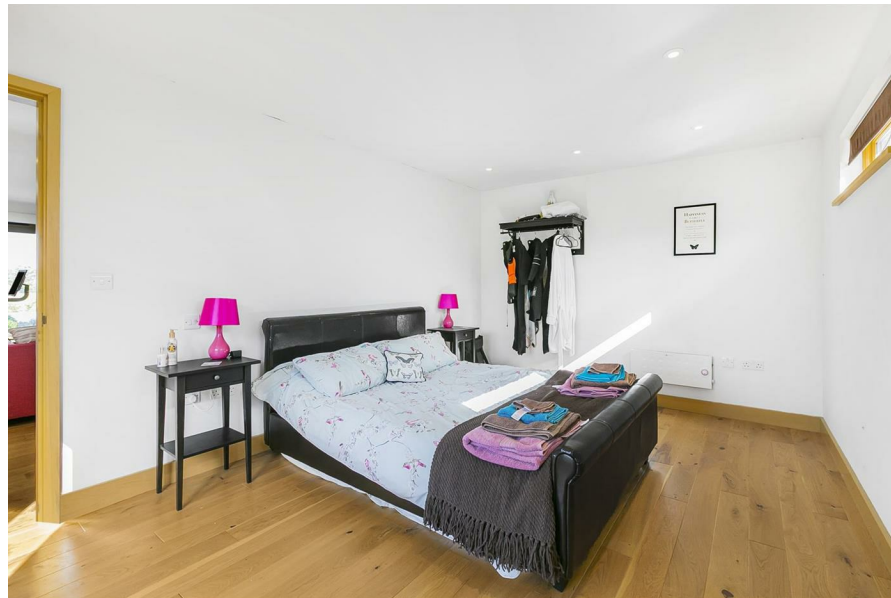


Guide Price £1,200,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South  
 Cambridgeshire District Council

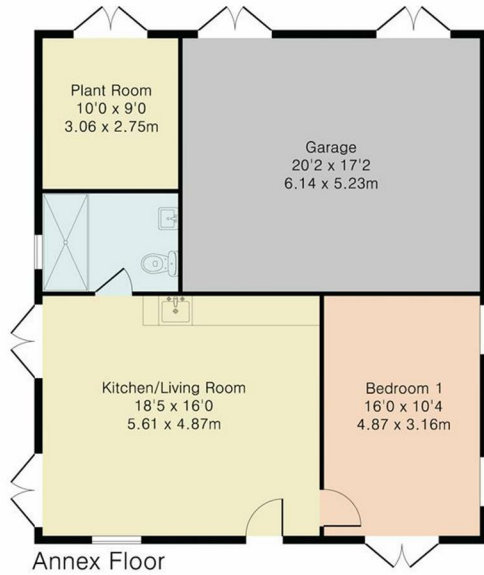




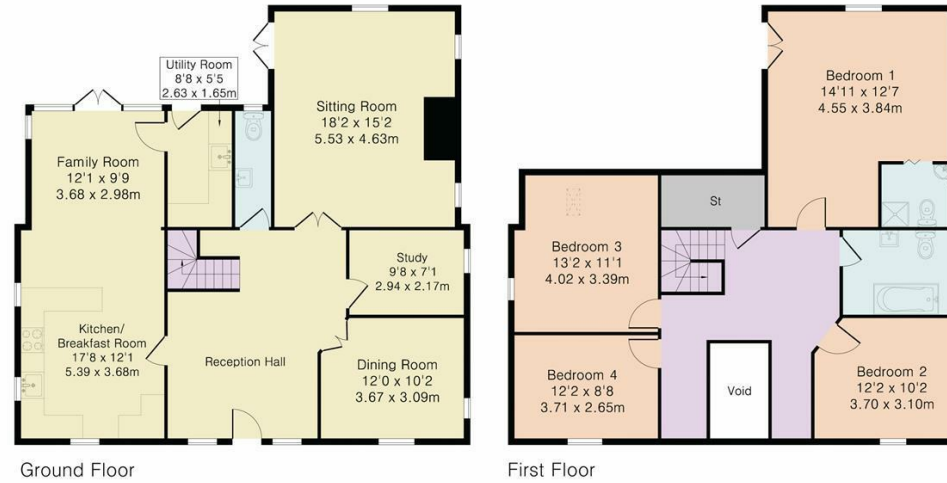




Approximate Gross Internal Area 618 sq ft – 57 sq m  
 Annex Floor Area 618 sq ft – 57 sq m  
 Garage Area 333 sq ft – 31 sq m



Approximate Gross Internal Area 2118 sq ft – 197 sq m  
 Ground Floor Area 1137 sq ft – 106 sq m  
 First Floor Area 981 sq ft – 91 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.