



65 High Street, Harlton, Cambridge, CB23 1ES

Guide Price £920,000 Freehold



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AN INDIVIDUAL, DETACHED FAMILY RESIDENCE OFFERING EXCEPTIONALLY WELL PROPORTIONED ACCOMMODATION WITHIN GENEROUS AND MATURE GARDENS AND GROUNDS AND CENTRALLY LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom, detached family residence
- Well equipped kitchen / breakfast room plus utility room
- 2 reception rooms plus office
- Conservatory extension
- Off road parking and detached double garage
- Large, mature rear garden

The property enjoys a centre of village position set back from the road and nestled in generous and mature gardens and grounds. The current owners have resided there for many years and in that time, the property has been constantly updated and improved resulting in beautifully presented accommodation.

The accommodation comprises an entrance porch to a welcoming reception hall with part-vaulted ceiling, solid wood flooring, coat cupboard and a cloakroom w.c. just off. There are two large reception rooms plus a conservatory extension and office. The kitchen / breakfast room is fitted with attractive cabinetry, ample fitted granite working surfaces with integral appliances including four-ring gas hob, double oven, extractor and dishwasher. There is a handy utility room just off.

Upstairs, arranged around the galleried landing are four double bedrooms, all with fitted wardrobe cupboards, the master bedroom benefitting from an ensuite bathroom and there is a family bathroom also.

Outside, the property is set back from the road and screened by hedging with a lawned front garden and a generous gravelled parking area with a detached double garage with two up-and-over doors, power and light connected. Gated access leads to the rear garden, which is predominantly laid to shaped manicured lawns with flower and shrub borders and beds, a generous paved patio incorporating an ornate fish pond. There is a selection of mature trees both specimen and fruit bearing plus a large, vegetable / herb / fruit garden. All enjoys excellent levels of privacy and seclusion.

Location

Harlton is a conveniently located and popular village well placed for access to Cambridge and Royston. It has a public house and a parish church. Local shopping is available at Haslingfield and Comberton. Primary schooling at Haslingfield with secondary schooling at Comberton Village College. The property is located close to the centre of the village.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - G

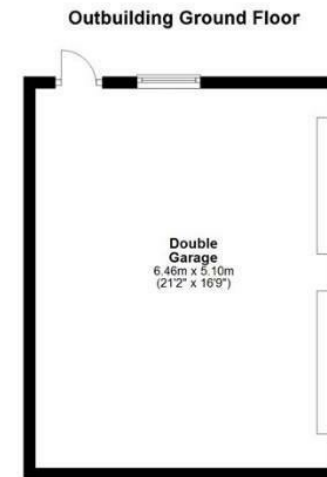
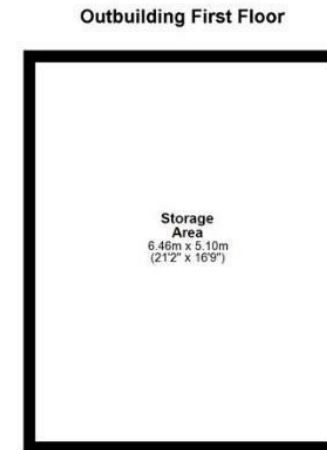
Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Approx. gross internal floor area 210 sqm (2250 sqft) excluding Outbuilding

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

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

