



Cottage Nursery, Cardinals Green  
CB21 4QX



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# Cottage Nursery

Cardinals Green | Horseheath | CB21 4QX

Guide Price £760,000

- A four double bedroom detached bungalow with accommodation extending to 1784 sqft
- Three reception rooms
- Modern kitchen with separate utility room
- Principal suite with dressing area & en suite
- Approximately 2.5 acres of grounds with two ponds
- Range of outbuilding including a large, detached barn extending to 3781 sqft offering potential scope for re development (subject to planning)

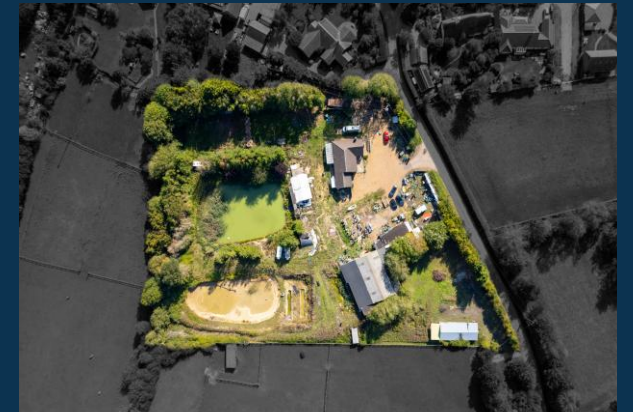
## The Property

An individual and substantial detached residence, greatly improved in recent times and occupying an elevated position on the edge of this highly regarded Essex village. The property enjoys an attractive setting and offers a delightful combination of scale, flexibility and architectural interest.

## The Setting

Cottage Nursery is nestled within Cardinals Green, a peaceful hamlet that forms part of the wider village of Horseheath, on the Cambridgeshire/Essex border. It is a setting that feels wonderfully rural, with rolling countryside and woodland walks on the doorstep, yet never isolated – the historic market towns of Saffron Walden and Haverhill are just a short drive away, and the world-renowned university city of Cambridge lies around 12 miles to the west. Horseheath itself is a welcoming village with a rich sense of community. The popular village pub, The Old Red Lion, offers hearty food and a convivial atmosphere, while nearby Linton provides an excellent range of day-to-day amenities including shops, cafés, a post office, a doctors' surgery, and the highly regarded Linton Village College. Families are particularly well served here, with a choice of well-regarded primary and secondary schools, and access to Cambridge's exceptional independent schools within easy reach.

For the commuter, Cottage Nursery is ideally placed. The A1307 provides swift access into Cambridge, while the M11 motorway connects with Stansted Airport (around 25 minutes by car) and London beyond. Mainline rail connections from Audley End and Whittlesford Parkway place London Liverpool Street and King's Cross within the hour, making the property as practical as it is idyllic.



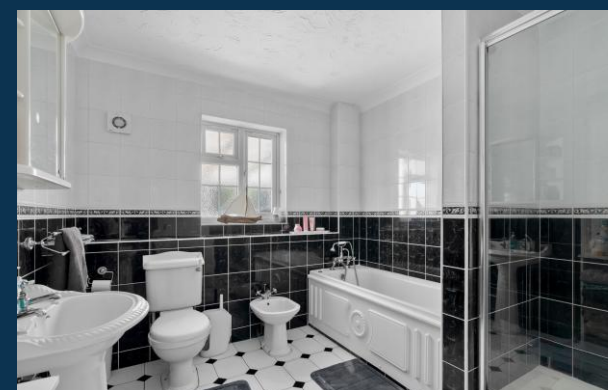


### The Accommodation

Tucked away in the quiet hamlet of Cardinals Green on the edge of Horseheath, Cottage Nursery is far more than a home – it is a lifestyle. Behind its discreet entrance lies a modern detached bungalow surrounded by mature trees, extensive outbuildings, and rolling grounds of around 2.5 acres, complete with two picturesque ponds. It is a property that offers comfort, tranquillity, and the freedom to shape it to your way of life.

The bungalow itself provides a generous and adaptable layout, arranged entirely on one level. A welcoming entrance hall sets the tone, leading through to a wonderfully bright sitting room, where large windows frame garden views and a feature fireplace creates a focal point. A separate dining room provides an elegant setting for family gatherings or more formal entertaining.

At the heart of the home lies the kitchen/breakfast room, with an array of cabinetry and modern appliances, and designed around a sociable breakfast bar.



This space flows naturally into a conservatory, drawing in light and linking the house with the garden beyond. A practical utility room keeps the everyday running of the home neatly out of sight.

There are four double bedrooms, each with a sense of space and calm, including a principal suite with its own dressing area and en suite shower room. The family bathroom, with both bath and separate shower ensures convenience for family life and visiting guests.

With several rooms enjoying direct garden access, there is an easy potential to create an annexe arrangement or private home office — perfect for multi-generational living or working from home.



## Outside

It is once you step outside that the true scope of Cottage Nursery unfolds. The property sits beautifully within its own land, extending to approximately 2.5 acres, enclosed by mature boundaries that provide both privacy and shelter. Two large ponds lend a natural charm, attracting an abundance of birdlife and creating tranquil spots for reflection or family enjoyment. The land offers scope for a smallholding, hobby farming, equestrian interests, or simply a generous canvas for gardens and outdoor living.

Practicality is not forgotten: there is a large substantial barn and further outbuildings, offering enormous flexibility for storage, workshops, stabling, or even commercial ventures. A sweeping driveway and forecourt ensure plenty of parking for residents and visitors alike.

## Services

Mains electric, water and drainage are connected. Heating is oil fired. Superfast broadband is available and mobile signal is ok.

Tenure – Freehold

Property Type - Detached

Property Construction – Standard Construction

Local Authority – South Cambridgeshire County Council

Council Tax – E

EPC - D

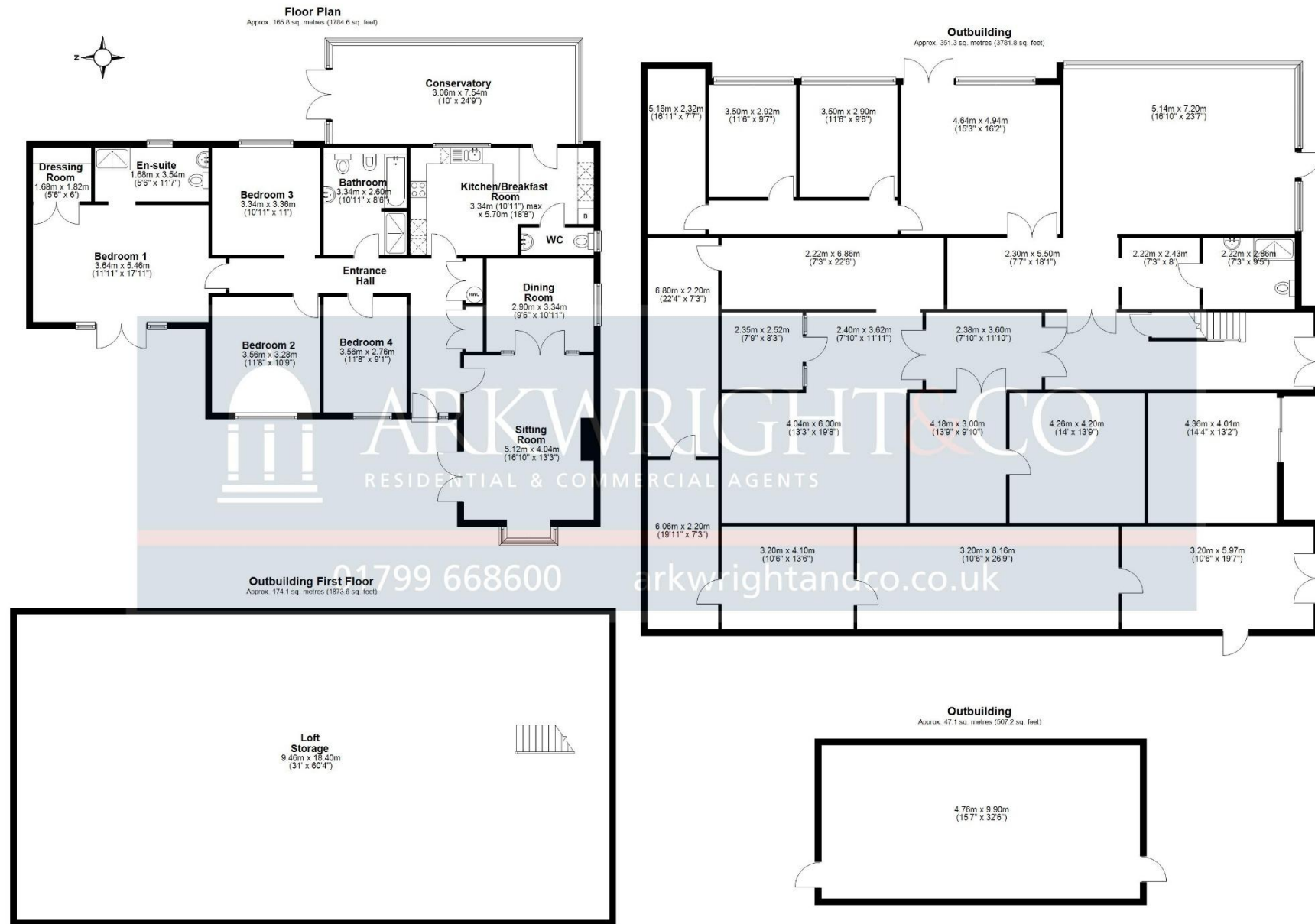












Total area: approx. 738.3 sq. metres (7947.2 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS





[info@arkwrightandco.co.uk](mailto:info@arkwrightandco.co.uk)  
[www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS