

High Street, Harlton, CB23 1ES

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Harlton,
CB23 1ES

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Guide Price £475,000

- No onward chain
- Planning consent for outbuilding enlargement
- Wealth of character features
- Driveway parking
- Generous, mature gardens

A delightful and charming detached cottage situated in a central high street location. The property enjoys a plethora of character features together with generous gardens with stunning adjoining countryside views. The property also benefits from an outbuilding with planning for further enlargement. There are also driveway parking. No onward chain.











LOCATION

Harlton is a delightful rural village set in the midst of open countryside, situated close to the A10 and M11 just 8 miles south west of Cambridge. Facilities include a public house and village hall, with further amenities available in the nearby villages of Little Eversden and Haslingfield, both under 2 miles away. There are mainline train stations nearby in Foxton and Shrepreth, both of which provide direct links to London Kings Cross.

SIDE DOOR USED AS FRONT DOOR
into:

KITCHEN/BREAKFAST ROOM
with solid tiled flooring, range of base and eye level units, dual aspect to the side and front, windows all lead lined, space for Rangemaster cooker, splashback tiles, cooker hood above, stainless steel sink, breakfast bar, built-in shelving into alcove, range of exposed timbers, integrated dishwasher, integrated fridge and freezer. Step up into:

DINING ROOM
dual aspect on both sides, lead lined windows, log burner with brick hearth, storage cupboard housing recently fitted boiler, additional storage cupboard underneath stairs, range of exposed timbers. Door into:

HALLWAY
which is accessed via the original front door, dual aspect windows to the rear and side aspects, space currently used as a study. Stairs leading to first floor.

LIVING ROOM
dual aspect windows, lead lined, feature fireplace (currently sealed), exposed brickwork, tiled hearth. Door into:

SMALLER HALLWAY
lead lined windows to the side aspect, door to rear. Door into:

FAMILY BATHROOM
panelled bath with shower above, part tiled walls, low level w.c., heated towel rail, Velux windows, large wash basin with vanity cupboard above, feature exposed brickwork. Two skylights.

ON THE FIRST FLOOR

BEDROOM 1
range of exposed timbers, hardwood flooring, arch feature window to side aspect with built-in shutters.

BEDROOM 2
arch feature window with built-in shutters to side aspect, hardwood flooring.

OUTSIDE
To the front of the property with gravelled driveway for parking for at least one car. High Street parking is unrestricted. To the side gated access to the garden which is a lovely mature garden predominantly laid to lawn with a range of mature trees, including silver birch, apple and cherry trees, shrubs and flowers. Good size garden. Detached timber storage shed, area to the right of the rear boundary which is a raised block paved terrace perfect for al fresco dining, beautiful views over open countryside. Section which is immediately off rear door which is a courtyard style area with lean-to timber storage unit.

OUTBUILDING
comprising double glazed windows to the side aspect.

KITCHENETTE
with stainless steel wash basins, splashback tiles.

BEDROOM/LIVING ROOM
with exposed timbers, vaulted ceiling.

SHOWER ROOM
with walk-in shower with shower above, tiled walls, ceramic wash basin with splashback tiles, low level w.c., part tile wall, heated towel rail, obscured double glazed windows to the front aspect.

OUTSIDE
Back of outbuilding there is an adjoining pergola perfect for al fresco dining.







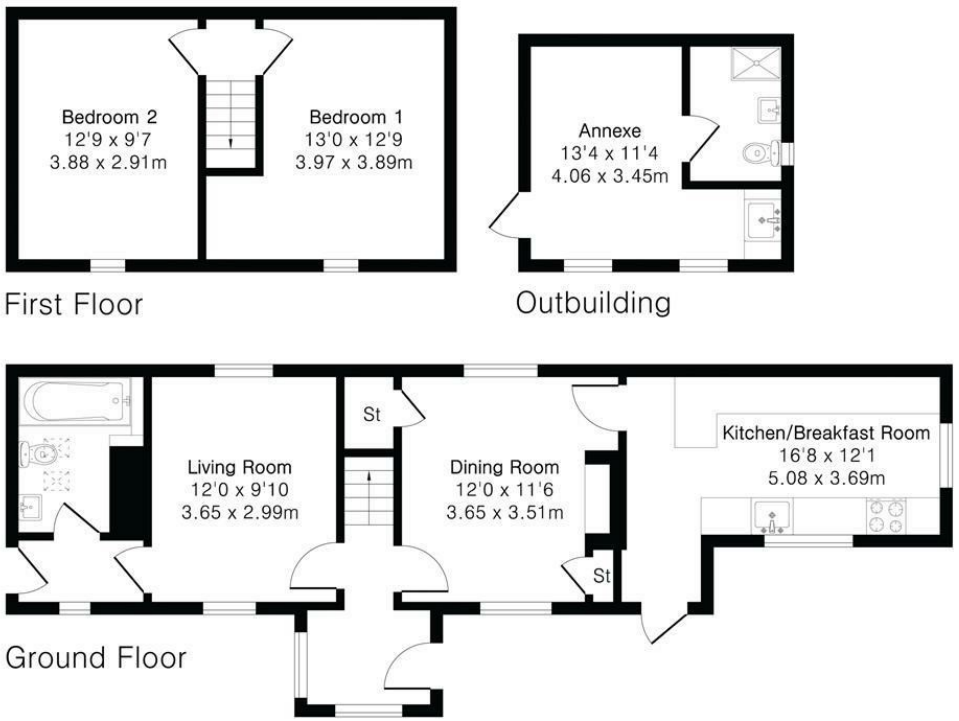






Guide Price £475,000
Tenure - Freehold
Council Tax Band - D
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1017 sq ft - 95 sq m
Ground Floor Area 577 sq ft – 54 sq m
First Floor Area 289 sq ft – 27 sq m
Outbuilding Area 151 sq ft – 14 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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