



HARLTON ROAD
Little Eversden

Carter Jonas

HARLTON ROAD, LITTLE EVERSDEN, CAMBRIDGE, CB23 1HB

- Cambridge City Centre - approx. 6 miles
- Royston Railway Station - approx. 9 miles
- M11 (N&S) - approx. 4 miles
- Addenbrookes Hospital - approx. 9.5 miles

Attractive, light-filled 3 bedroom family home • Ideal for equestrian or semi-rural lifestyle • Privacy assured with land discreetly positioned to the rear of the property • 2.4 acre plot with paddocks & stabling • Within the catchment area of Comberton Village College • Easy access to Cambridge, major tech and biotech hubs, & commuter routes including the M11 & Royston station • EPC rating E

DESCRIPTION

Internally, the house offers beautifully light and well-presented accommodation, with a natural flow throughout that enhances the sense of space. The sitting room is inviting, featuring a wood burner and a bay-fronted window that floods the room with natural light.

The kitchen is fitted with a range of contemporary wall and base units and integrated appliances, and flows seamlessly into the breakfast area / dining room, creating a highly functional layout for day-to-day family living. From here, French doors open out onto the garden, while built-in cupboard units and shelving enhance both practicality and versatility.

A separate utility room provides further convenience. The overall layout feels both spacious and adaptable, while still offering clear scope for extension or reconfiguration, subject to the necessary consents.

SET WITHIN THE HEART OF THE SOUGHT-AFTER VILLAGE OF LITTLE EVERSDEN, THIS CHARMING HOME OFFERS A RARE LIFESTYLE OPPORTUNITY, COMBINING COMFORTABLE FAMILY LIVING WITH AN EXCEPTIONAL PLOT EXTENDING TO APPROXIMATELY 2.4 ACRES.



Upstairs, the sense of light and proportion continues. The principal bedroom benefits from a large window to the front aspect and built-in wardrobes. The second bedroom is also a very spacious double, again with built-in wardrobes, while the third bedroom is a well-presented single room. The bathroom is modern and has been very well maintained, comprising a bath, large shower cubicle, W.C., basin and built-in cabinetry.

OUTSIDE

The setting is a true highlight. The grounds are thoughtfully arranged, with all land positioned discreetly to the rear of the property, ensuring privacy from the road. Beyond the formal gardens, the plot unfolds into a wonderfully versatile landscape, including a small orchard, kitchen / vegetable garden, a substantial chicken enclosure, well-maintained stables, and just under two acres of paddock land ideal for equestrian use or those seeking a rural lifestyle while still maintaining the convenience of Cambridge being on the door step.

A wide vehicular access leads directly to the stables, providing both practicality and ease of use without compromising the tranquillity of the gardens. There is also a 12" x 8" greenhouse. The property also has its own private well.

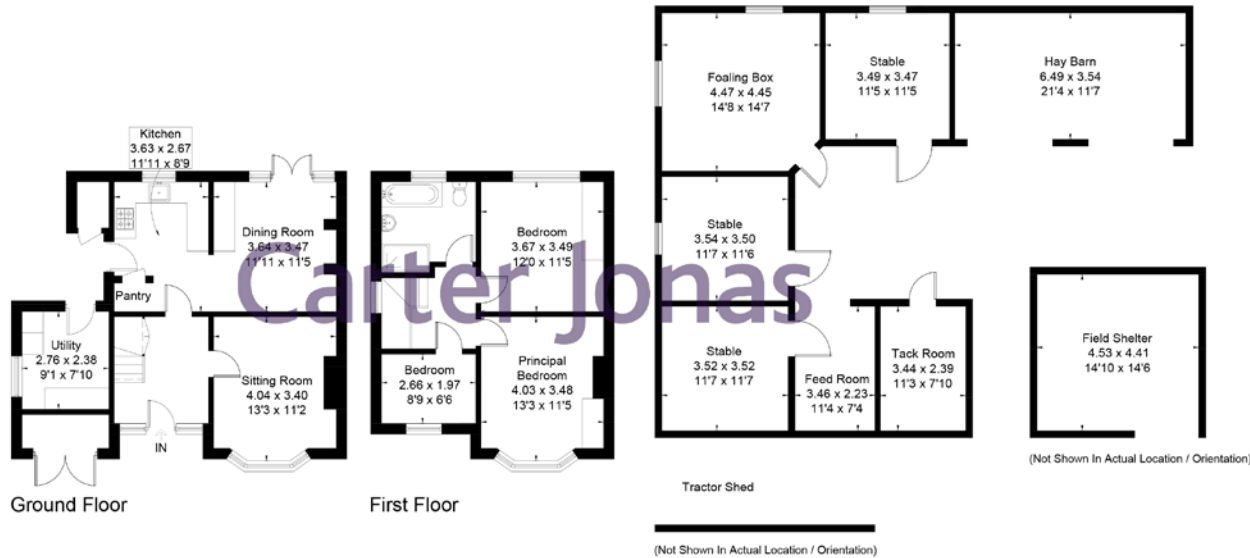
LOCATION

Little Eversden is a charming village about 6 miles south-west of Cambridge, offering a recreation ground with a children's play area, a village hall, pub, Parish Church, and the surrounding villages / area offers several acclaimed restaurants. Primary education is available in Comberton (3.5 miles), with secondary and sixth form at the highly regarded Comberton Village College.

Cambridge is easily accessible via the A603, providing extensive shopping, cultural amenities, and a hub for high-tech and biotech industries, including the University Research Labs, Science Park, ARM, Microsoft, AstraZeneca, and Addenbrooke's Hospital/Biomedical Campus. For commuters, the M11 offers links to Stansted and the M25, while Royston station provides a fast service to London King's Cross in around 38 minutes.



Harlton Road, Little Eversden Cambridge, CB23
 Approximate Area = 1106 sq ft / 102.8 sq m
 Outbuilding = 718 sq ft / 66.7 sq m
 Total = 1824 sq ft / 169.5 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104374

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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