



CHURCH LANE
Kingston

Carter Jonas

CHURCH LANE, KINGSTON, CAMBRIDGE, CB23 2NG

- Cambridge City Centre - approx. 8.3 miles
- Cambridge Country Club & Golf Course - approx. 1.2 miles
- Comberton Village - approx. 2.7 miles

Ready for someone to enjoy an idyllic rural lifestyle with modern amenities still on the doorstep • Spacious family home • Idyllic position in desirable south Cambridgeshire village • Total plot of over 6 acres, with just under 6 acres ideal for equestrian use • Two stables with rubber matting & tack room. Electricity & water • Double gated field shelter • Hay store/storage barn with wood floor • Concrete yard • Fully post-and-rail paddock boundaries • Discreet separate vehicular access to paddocks & stables • Uninterrupted views over rolling fields • EPC rating D

DESCRIPTION

Offering approximately 2,255 sq ft of accommodation, this detached property provides well-proportioned rooms and a fabulous opportunity to acquire a home to create an idyllic rural lifestyle.

The ground floor includes a spacious kitchen/breakfast room with direct access to the reception room. This room features a central fireplace and sliding glass doors opening onto the garden, enjoying views over the property's private paddocks beyond. A separate dining room benefits from a fully functional wood burner, while a study positioned at the front of the property offers a dedicated space for home working without encroaching on everyday living areas. The utility room and cloakroom add practical spaces well-suited to the requirements of a rural lifestyle.

SPACIOUS 4 BEDROOM FAMILY HOME WITH OVER 6 ACRES, STABLES, AND UNINTERRUPTED RURAL VIEWS, ALL WITHIN EASY REACH OF MODERN AMENITIES AND NESTLED WITHIN THE DESIRABLE VILLAGE OF KINGSTON.







On the first floor, there are four bedrooms, including a principal bedroom with extensive built-in wardrobes and an en-suite bathroom, alongside a second bedroom with its own en-suite. The remaining bedrooms are served by a family bathroom.

OUTSIDE

Walnut Cottage is nestled within the quiet village of Kingston in an idyllic setting, directly opposite the church. The property extends to just over 6 acres in total, with just under 5 acres ideally suited for equestrian use.

The paddocks are well-presented and ready for immediate use, featuring two stables, one water tap serving the outbuildings with electricity and rubber matting, plus an additional storage barn with electricity supply and tack room. The paddock boundaries are fully post-and-rail fenced, offering the flexibility to section them according to the next owner's requirements.

There is also vehicular access to the paddocks further up the road, ideal for larger vehicles that cannot be parked on the driveway, while providing discretion and in turn a sense of additional security and peace of mind for anything stored or kept on the land.

Beyond the paddocks lie uninterrupted views of rolling fields, with the neighbouring village's church spire visible in the distance. The location offers easy access to a network of bridle paths, enhancing the property's equestrian appeal.

Closer to the house, the formal garden is generous in size yet retains a quainter village feel, with mature fruit trees, shrubs, and planted beds. A patio area leads directly from the house, providing a pleasant spot to enjoy the outlook across the garden and paddocks.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating.

Local Authority: South Cambridgeshire District Council

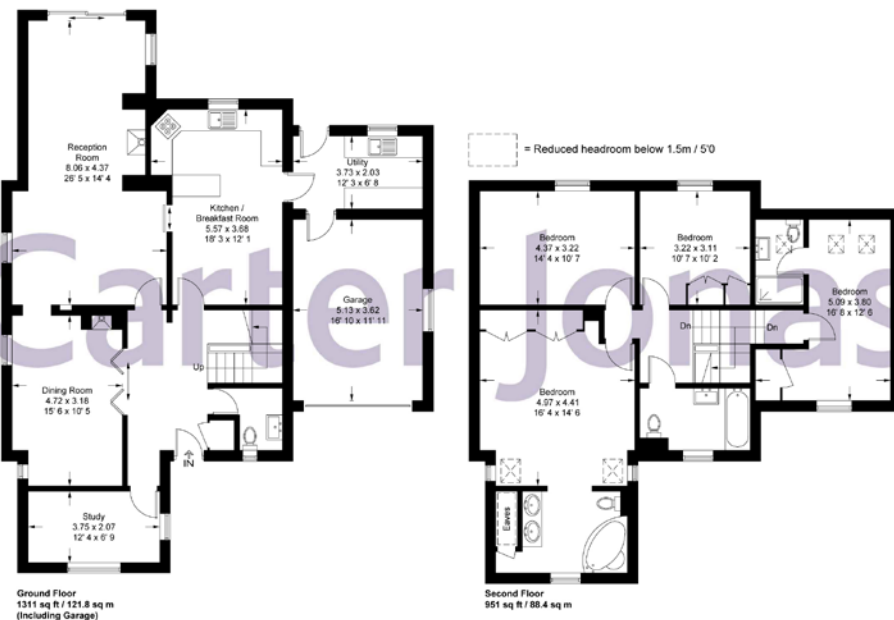
Viewings: Strictly by telephone appointment with the selling agents Carter Jonas 01223 403330





Church Lane

Approximate Gross Internal Area = 2255 sq ft / 209.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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