



High Street, Harlton, Cambridge

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52 High Street Harlton Cambridge CB23 1ES

A detached 4-5 bedroom family home located at the heart of a sought-after village near to local amenities

Haslingfield 1.3 miles, Little Eversden 1.4 miles, Cambridge 7.0 miles, Foxton station 4.0 miles (London Kings Cross 55 minutes, London St. Pancras International 68 minutes), M11 (Jct. 12) 4.2 miles, London Stansted Airport 31.3 miles, central London 64.2 miles

Storm porch | Reception hall | Sitting room
Dining room | Conservatory | Kitchen | Utility room | Cloakroom | 4 Bedrooms, 1 en suite Office/bedroom 5 | 2 Family shower rooms
Garden | Garage | Carport | Potting shed | EPC rating D

The property

52 High Street is an attractive modern property offering almost 2,100 sq. ft. of flexible accommodation arranged over two light-filled floors. Featuring a wealth of parquet flooring and wood-lined ceilings, the ground floor accommodation flows from a welcoming reception hall with useful cloakroom. It comprises a large L-shaped sitting room with feature stone fireplace and full-height glazing incorporating patio doors to the covered area of the terrace and a generous dining room with patio doors to the terrace to two aspects. Adjacent is a spacious kitchen/breakfast room with a range of high-gloss wall and base units including a breakfast bar, modern integrated appliances and a useful neighbouring fitted utility room. The ground floor is completed by a well-proportioned conservatory with a door to the terrace.

On the first floor the property provides a generous principal bedroom with built-in

storage and fully-tiled en suite bathroom, three further double bedrooms, a well-proportioned office, suitable for use as an additional bedroom if required, and two family shower rooms.

Outside

Having plenty of kerb appeal, the property is approached over a paved driveway providing private parking and giving access to the integral garage and carport, all bordered by a low-maintenance gravelled front garden. The enclosed rear garden is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features a potting shed, numerous seating areas, a garden pond and a spacious paved terrace which can be part-covered by an electric awning, ideal for entertaining and al fresco dining.

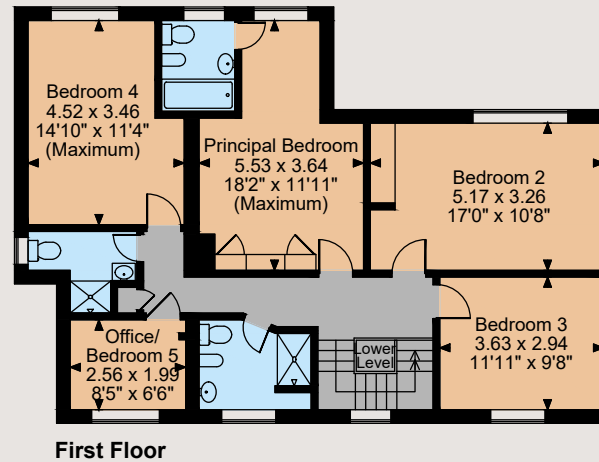
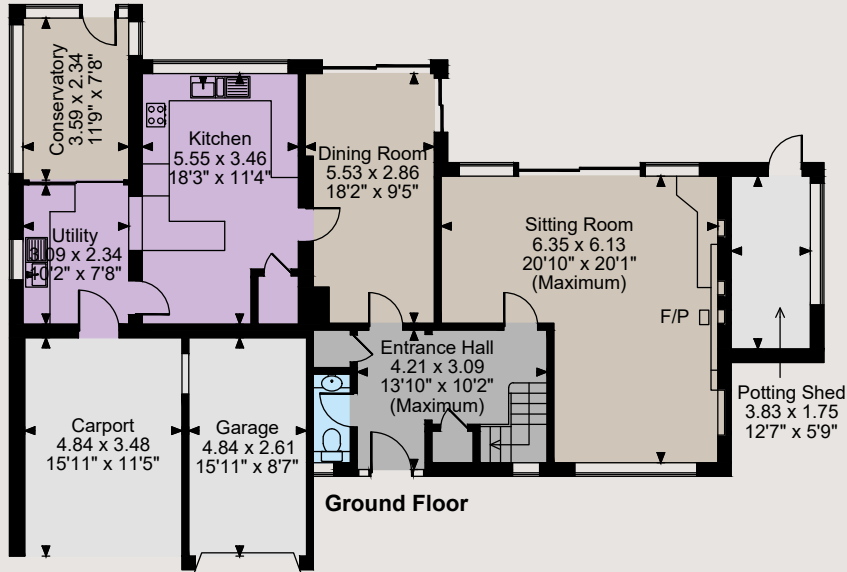
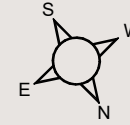
Location

Harlton has a church, village hall and public house and sits equidistant between Haslingfield and Little Eversden. Haslingfield has a village store, Post Office, butcher/delicatessen and primary school, while Little Eversden provides a church, GP surgery and sports field. Nearby Cambridge offers an extensive selection of high street and independent shopping, cafés, bars and restaurants and service and leisure facilities. Haslingfield offers a regular bus service to Cambridge, stations at Foxton and Cambridge both provide regular trains to London in less than an hour, and the nearby M11 links to the motorway network and major road routes including the A14 and A1. The area offers a good range of state primary and secondary schooling including Comberton Village College (rated Outstanding by Ofsted) together with a good selection of independent schools including St. Faith's, King's College School, The Leys, St. Mary's and Abbey College.





Floorplans
 House internal area 2,065 sq ft (192 sq m)
 Garage and Carport internal area 325 sq ft (30 sq m)
 For identification purposes only.



General

Local Authority: South Cambs
Services: Mains gas, electricity, water and drainage. Gas central heating
Council Tax: Band G
Tenure: Freehold
Guide Price: £900,000

Cambridge

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