



EH

EXQUISITE
HOME



This high-specification family home is skillfully designed for modern living, offering exceptional open-plan accommodation extending to 1,649 square feet in the heart of Harlton. The house benefits from eco-friendly air source heating, ensuring comfort and energy efficiency year-round. Nestled just six miles from Cambridge city centre, it combines contemporary comforts with traditional style.

KEY FEATURES:

Step into a modern haven characterised by natural light and luxury finishes. The entrance hall leads into a spacious, vaulted open-plan living space, featuring a wood-burning stove and French doors that open to a tranquil courtyard garden.

- Kitchen: A chef's dream with a large island unit, high-end quartz countertops, integrated appliances including a Bosch dishwasher and a dual electric oven with an induction hob and downdraft extractor.
- Utility Room: Offers space and plumbing for a washing machine and dryer, accompanied by laminate worktops for added convenience.
- Principal Suite: Enjoy the luxury of a ground floor principal bedroom with a walk-in dressing room and an en-suite bathroom featuring a walk-in shower and heated towel rail.
- First Floor: Two additional generous bedrooms and a well-appointed family bathroom with electric heated towel rail and elegant finishing touches.

LOCATION & COMMUNITY:

- Set within a private courtyard, the property is conveniently close to charming countryside and community amenities.
- The village pub just a five minute walk away, with easy access to local parks and scenic walking paths.
- The nearest train station is at Foxton, just 2.4 miles away for easy commutes to London and Cambridge.

Surrounded by beautiful countryside, Harlton offers a friendly community atmosphere. Local schools are highly rated, with primary options nearby and secondary schooling at Comberton Village College.

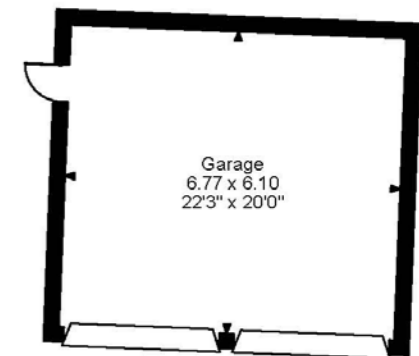
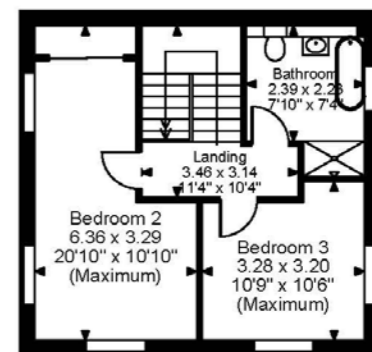
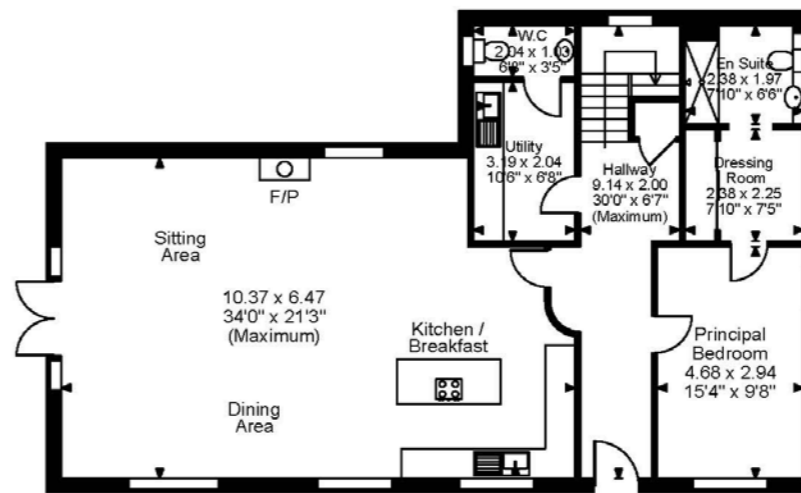
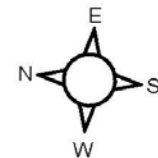


“The property has been designed with an eye to space, light and versatility...”



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Main House = 1649 Sq Ft/153 Sq M
 Garage = 445 Sq Ft/41 Sq M
 Total = 2094 Sq Ft/194 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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