



COACH DRIVE
Harlton

Carter Jonas

COACH DRIVE, HARLTON, CAMBRIDGE, CB23 1EN

- Cambridge - approx. 5 miles
- M11 (N&S) - approx. 3 miles
- Addenbrookes Hospital - approx. 5.5 miles
- Royston Railway Station - approx. 9 miles

Sitting room • Dining room/family room • Kitchen/
breakfast room • Utility room & separate cloakroom •
Ground floor bedroom • Ground floor bathroom • Three
first floor bedrooms • First floor WC • Separate home
office/studio • Detached garage & ample parking •
Delightful, secluded walled gardens • EPC rating F

DESCRIPTION

Organ Cottage has been a much loved home for the same family for over 60 years. Occupying an unrivalled position in this popular village, the property offers over 2000sqft of characterful accommodation with wonderfully secluded gardens and useful outbuildings. There is huge potential for this delightful home which would benefit from a sympathetic programme of updating and extension (subject to planning) to maximise the setting and the surrounding walled gardens and orchard.

The versatile layout currently comprises two reception rooms, a kitchen/breakfast room and utility, ground floor bedroom, and bathroom with separate WC on the ground floor, with three further bedrooms and a WC on the first floor. There is also the benefit of a separate office/studio, ideal for working from home.

AN IDYLICALLY SITUATED PERIOD COTTAGE WITH HUGE POTENTIAL SITTING IN AROUND 0.3 ACRES OF WALLED GARDENS AND ORCHARD IN POPULAR SOUTH-CAMBRIDGESHIRE VILLAGE LOCATION.



OUTSIDE

The property really comes into its own once you see the gardens and grounds. To the front of the house is an enclosed lawn with a path leading to the front door. There is ample parking to front and side giving access to the large, detached double garage/workshop, with outside WC. A small courtyard area leads to the office/studio and the back door. The secluded rear gardens, with a pretty arched pedestrian gate to Coach Drive, are mainly walled with established shrub and tree planting including an orchard with apple and pear trees, soft fruit bushes and plenty of space for a kitchen/vegetable garden and a greenhouse.

LOCATION

The property is situated in the centre of the highly regarded village of Harlton. It occupies a lovely position next to the church, surrounded by equally appealing period homes. It is ideally located for access to Cambridge, the M11 (N&S) and mainline railway to London in the nearby market town of Royston, along with the station at Shepreth (approx. 5 miles). There is a popular, community-owned public house within 5 minutes' walking distance as well as primary schooling, doctors' surgery, convenience stores, public houses and restaurants available in the neighbouring villages of Haslingfield, Barton, Comberton and Eversden. Burwash Manor Farm and Wimpole Home Farm and Gardens are just up the road. The village is also within the catchment area for Comberton Village College, which is served by a daily bus service. The area is surrounded by beautiful countryside walks.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents
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Approximate Gross Internal Area = 2000 sq ft / 185.8 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 103 sq ft / 9.6 sq m

Office = 125 sq ft / 11.6 sq m

Garage = 367 sq ft / 34.1 sq m

Boiler Room = 5 sq ft / 0.5 sq m

Total = 2600 sq ft / 241.6 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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