



South Road, Abington Cambridge
£825,000 **Freehold**

**Sharman
Quinney**

Key Features



- Substantial family home
- 175 sqm / 1883 sq ft
- Heat source pump plus EV charging
- Set in approx 0.5 acres of south facing garden
- Engineered oak flooring
- Permitted development
- No onward chain

A welcoming entrance hall leads to a bright and airy living room with patio doors opening directly into the garden, creating the perfect indoor-outdoor flow.

The modern open-plan kitchen/dining room is ideal for family life and entertaining, with its sleek finishes and patio doors to the garden. A door leads to the utility room, which houses the air source heat pump controls, a worktop with sink, and plumbing for a washing machine.

A second reception room offers flexibility-ideal as a home office, playroom, or fifth bedroom-plus there



is a convenient ground-floor WC.

A striking solid oak staircase rises to the first-floor landing. The dual-aspect principal bedroom enjoys an en-suite shower room, while three further double bedrooms share a stylish family bathroom.

The property sits within generous, south-facing grounds of approximately 0.4 acres, with scope for further development under existing permitted development rights. To the front, there is ample off-road parking, a storage shed, and an EV charging point to the side.

Nestled in the heart of South Cambridgeshire, the picturesque village of Great Abington is among the area's most coveted addresses, celebrated for its charming character and wealth of local amenities.

Perfectly placed for modern living, the village offers swift road access to Granta Park, the Babraham Institute, and key routes including the A11, M11, and A505.

For commuters, Whittlesford Parkway Station lies just three miles away, providing fast rail connections to Cambridge, London, and beyond.

Entrance hall

Living room - 6m x 4.3m (19'6" x 14'1")

Second reception / bedroom 5 - 3.2m x 3.2m (10'4" x 10'4")

Kitchen / diner - 6.2m x 4.6m (20'3" x 15')

WC





First floor landing
 Bedroom one - 4.6m x 4.8m (15' x 15'7)
 En-suite
 Bedroom two - 3.2m x 3.2m (10'4 x 10'4)
 Bedroom four - 2.7m x 3.4m (8'8 x 11'1)
 Family bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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