



Meadow View, 22B South Road, Abington
CB21 6AU



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Meadow View, 22b South Road

Abington | Cambridge | CB21 6AU

Guide Price £1,150,000

- A substantial detached property with beautifully presented accommodation extending to over 2009 sqft
- Stunning open plan kitchen/dining/family room
- Generous dual aspect living room with bi folding doors onto the garden
- Separate utility room and ground floor cloakroom
- Under floor heating throughout
- Three double bedrooms, two with ensuites and a family bathroom
- Uninterrupted countryside views
- Detached double garage and secure gated parking
- Landscaped rear garden with detached versatile outbuilding
- Established plot extending to 0.4 of an acre

The Property

An impressive and immaculate three-bedroom, three bathroom detached residence built in 2023 with generous living space, a detached double garage, a garden outbuilding, ample off-road parking and ideally situated in a desirable residential setting.

The Setting

Nestled in the charming village of Abington, South Road offers a tranquil setting with easy access to Cambridge and the surrounding countryside. This sought-after location combines the appeal of rural living with excellent transport links and a strong sense of community.

The property is ideally situated just a short drive from the historic city of Cambridge, making it perfect for commuters and families alike. The nearby A11 provides swift access to the M11, A14 and Stansted Airport, while Whittlesford Parkway Station (approx. 10 minutes by car) offers regular direct trains to London Liverpool Street in under an hour.

Local amenities include a village shop, post office, and a popular pub, with more extensive shopping and dining options available in nearby Linton and Great Shelford. Families are well catered for with the well-regarded Great Abington Primary School and Linton Village College both within easy reach.

Surrounded by open green spaces and scenic countryside walks, South Road is perfect for those seeking a peaceful village lifestyle with the convenience of strong transport connections and a close-knit community.





The Accommodation

In detail the ground floor is centered around an expansive open-plan kitchen/dining room where stairs rise to the first floor, doors lead to the adjoining rooms and bi-folding doors provide direct access onto the garden. The kitchen is fitted with an extensive range of shaker style cabinetry with integrated appliances to include an induction hob with extractor fan over, double electric oven and dishwasher. There is space for additional appliances including an electric aga. A generous central island provides additional preparation space and a breakfast bar. This light-filled space offers ample room for both dining and casual seating, complemented by a utility room with adjoining cloakroom/WC. A large sitting room, with elegant proportions and dual aspect windows, provides a more formal reception area, perfect for relaxing or hosting guests.

Upstairs, the landing is wide and welcoming, providing a sense of space and light throughout the upper floor. The principal bedroom is a spacious retreat with views over the garden and countryside beyond with an en-suite. Comprising shower enclosure, W.C and wash hand basin. The second bedroom, also a well-proportioned double, features a further en-suite. Comprising shower enclosure, W.C and wash hand basin. Bedroom three is a double room



with access to eaves storage and cupboard housing the hot water cylinder. The family bathroom comprises a freestanding rolltop bath, W.C and wash hand basin.

Outside

Set back from the road behind mature hedging and secure gated entrance, Meadow View sits on a wonderful private plot extending to 0.4 of an acre. A gravelled driveway provides ample off-road parking and access to the detached double garage with electric roller doors.

To the rear, the garden is predominantly laid to lawn and benefits from a detached outbuilding. A wonderful patio area provides an ideal space for outdoor entertaining and al fresco dining.

Services

Mains electric and water are connected. Air source heat pump fired central heating. Drainage is via a private treatment plant. Standard broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Construction – Brick built with tiled roof

Local Authority – South Cambridgeshire District Council.

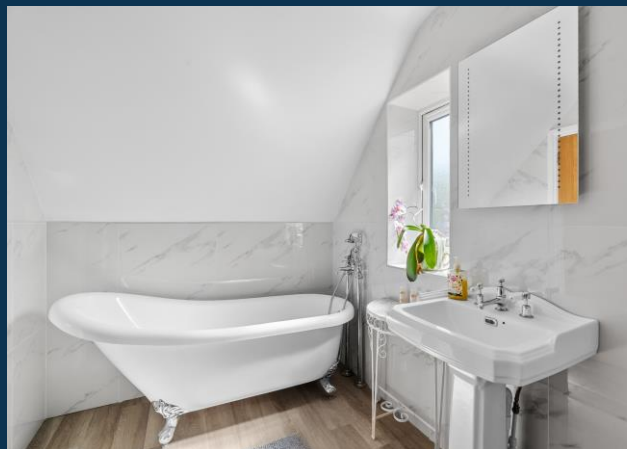
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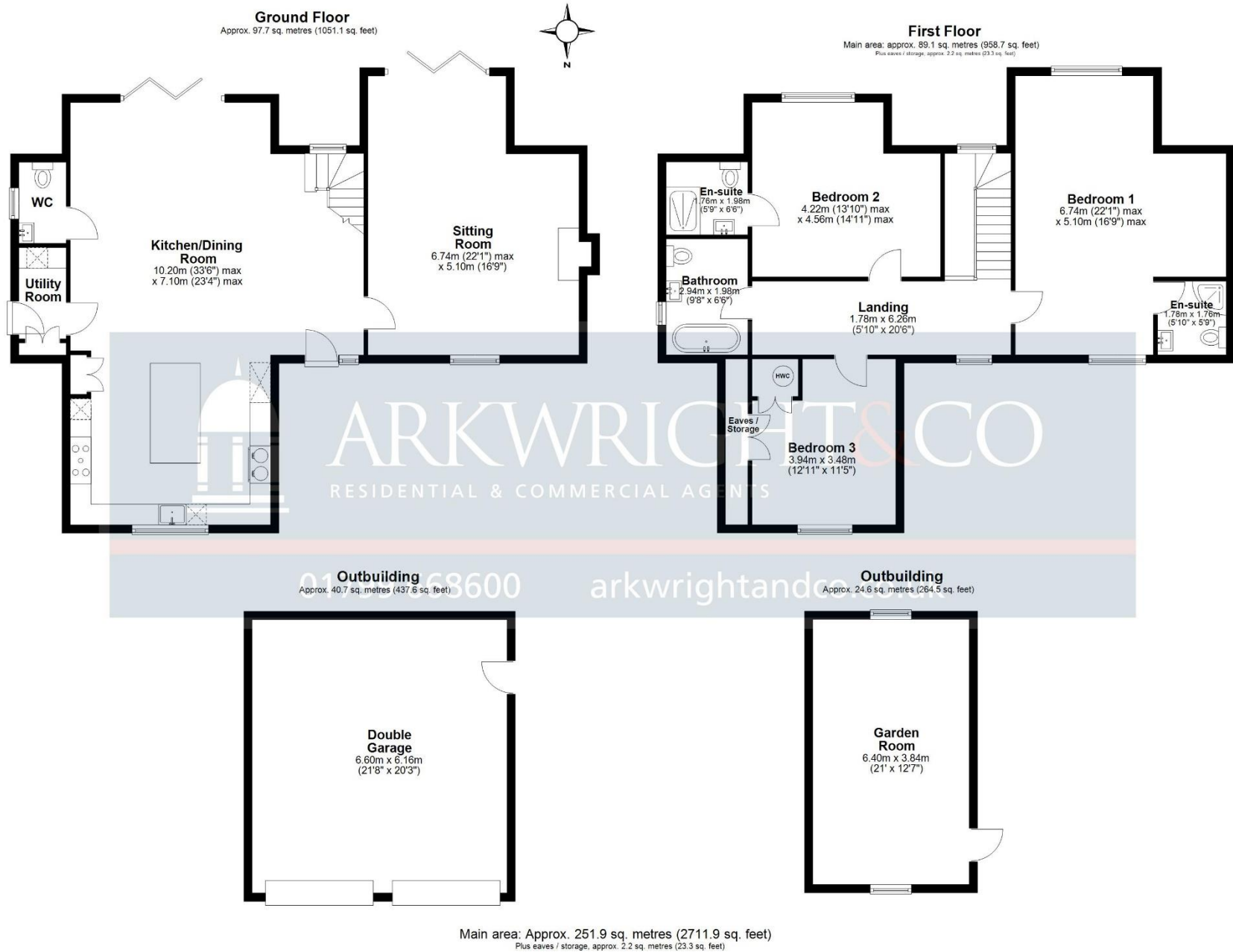
EPC – B

Agents Note - There is an annual maintenance charge of approximately £120.00 per annum for the private road payable to Abington Estate Management.









Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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