



North Road, Abington, CB21 6AS

**CHEFFINS**

## North Road

Abington,  
CB21 6AS

A most attractive and substantial detached residence of about 2586 sqft and established landscaped grounds of about 1.73 acres, this includes the benefit of outline planning consent for the erection of an additional detached dwelling house, located on the outskirts of this thriving, sought after village on the former land settlement.

4 2 3

**Guide Price £1,600,000**





## LOCATION

Great Abington is a delightful village, situated about 9 miles from Cambridge, and 7 miles from Haverhill and Saffron Walden. The village benefits from a public house, fine church, inn and stores, and is also conveniently placed for access to London's Liverpool Street via either Whittlesford or Audley End stations and the M11 motorway access point is at Stumps Cross (junction 9).

**TIMBER AND GLAZED ENTRANCE DOOR**

into:

**ENTRANCE PORCH**

windows to three aspects, tiled floor, and pitched tiled roof, lighting, timber and glazed entrance door into:

**RECEPTION HALLWAY**

coved ceiling, staircase rising to the first floor with understairs storage drawers, coats cupboard, oak flooring, radiator, double glazed window to the front.

**LIVING ROOM**

Feature fireplace with log burning stove, wooden mantel and slate hearth, coved ceiling with inset downlighters, radiators, double glazed windows to front and rear, double glazed bi-folding doors to the rear with shutters.

**FAMILY ROOM**

coved ceiling with inset downlighters, radiator, double glazed window to the rear and twin glazed doors from Living Room.

**CLOAKROOM**

fitted with white suite comprising pedestal wash hand basin with mixer tap, tiling to splashbacks, low level dual flush w.c., ceiling with inset downlighters, extractor fan, heated towel rail/radiator.

**KITCHEN/DINING/SITTING ROOM**

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with granite working surfaces with matching upstands, undermount double bowl sink unit with mixer tap and grooved drainer, Rangemaster cooking range with glazed splashback and extractor hood, space and plumbing for dishwasher, space and plumbing for American style fridge/freezer, ceiling with inset downlighters, tiled floors, radiators, double glazed windows to three aspects, part glazed stable door leading out to garden, island unit with granite working surface/breakfast bar with power point and lighting above.

**UTILITY ROOM**

Solid wood working surfaces, butler style sink unit with mixer tap, plumbing and space for automatic washing machine, space for tumble dryer, tiled floor, ceiling with inset downlighters, extractor fan, double glazed window to the rear, radiator.

**ON THE FIRST FLOOR****LANDING**

inset downlighters, double glazed Velux windows, radiator, airing cupboard with hot water tank and slatted shelving.

**BEDROOM 1**

ceiling with inset downlighters, wall lights, radiators, fitted wardrobe cupboards, double glazed windows to the front and rear.

**ENSUITE SHOWER ROOM**

large walk-in tiled shower with remote controls, glazed sliding door, a pair of wash hand basins with mixer taps and storage drawers below and tiling to splashbacks, low level dual flush w.c., tiled floor with underfloor heating, heated towel rail/radiator, ceiling with downlighters, extractor fan, double glazed window to the rear.

**BEDROOM 2**

radiator, double glazed windows to the front and rear.

**BEDROOM 3**

access to loft space, radiator, walk-in wardrobe with shelving and hanging rail, double glazed window to the rear.

**BEDROOM 4**

with radiator, double glazed window to the front.

**FAMILY BATHROOM**

with white four piece suite comprising panelled bath with wall mounted mixer with hand held shower rose, tiled shower cubicle with glazed sliding door, pedestal wash hand basin with mixer tap and low level dual flush w.c., tiling to walls and floor with

underfloor heating, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the front.

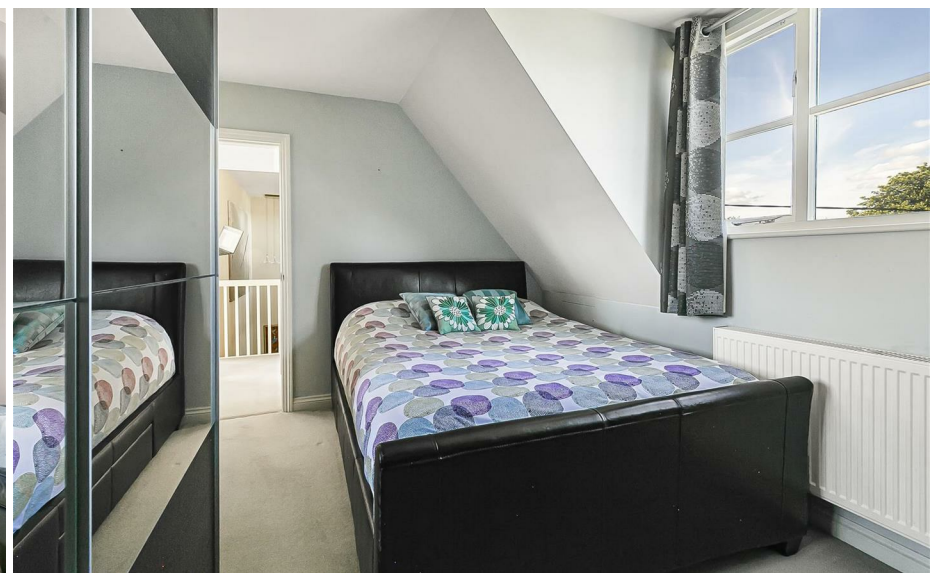
**OUTSIDE**

The property sits within its own delightful grounds in all extending to 1.73 of an acre. The property is located just off this private road and has three entrances with 5-bar gates, two of which access a gravelled carriage driveway with lawn area with mature fruit trees. Further gravelled area to the side with parking for several vehicles. The front gardens are principally laid to lawn with mature trees and well stocked flowering and shrub beds. Plastic fibre oil storage tank, external oil fired boiler providing domestic hot water and central heating system. Private drainage.

The third access with twin 5-bar gates leads to the left hand side of the gardens which is the site of a former piggery and has planning consent for the erection of a detached dwelling.

A particular feature are the generous rear and side gardens with feature bank with mature trees, lawn area, large paved patio with pergola and outside sauna, storage shed and a former STABLES which has been used as home office and games room as well as store.

The property is enclosed by fencing, hedging and mature trees.



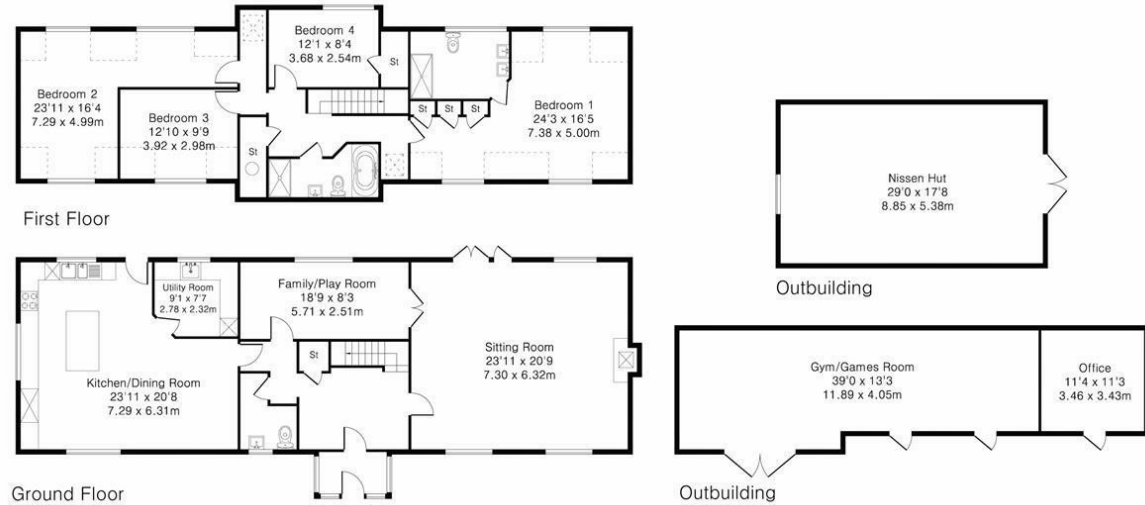
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £1,600,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire



Approximate Gross Internal Area 3713 sq ft – 345 sq m  
 Ground Floor Area 1419 sq ft – 132 sq m  
 First Floor Area 1167 sq ft – 108 sq m  
 Outbuilding Floor Area 1127 sq ft – 105 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.