



High Street, Little Abington, CB21 6BG

**CHEFFINS**

## High Street

Little Abington,  
CB21 6BG

A unique and very special opportunity to acquire a highly individual, sympathetically improved and enlarged detached single storey home providing stunning and beautifully presented accommodation together with delightful and generous mature gardens and extensive driveway/courtyard style parking area.

3 2 1

**Guide Price £700,000**





## LOCATION

The property occupies a prominent non-estate position right on the edge of the village and located within its own generous landscaped mature corner plot which overlooks a beautiful tree lined meadow on one side and is conveniently situated next to the A1307 road on the other side which leads to Linton. Both Little and Great Abington are highly sought after and most desirable South Cambridgeshire villages which adjoin each other and provide an excellent range of local amenities including a primary school, post office/stores and garage/petrol station. In addition there is an inn/restaurant and recreation ground with cricket pitch. The villages are also well placed for access to the university City of Cambridge which is just 7 miles distant and also the Addenbrookes Campus which is to the south of the city and there is a new main line station which is due to open in 2026. The villages are also conveniently placed for access to major routes including the A1307 to Linton, A11, A14 and M11 motorway.

## FRONT ENTRANCE DOOR to:

### ENTRANCE HALL

with high semi-vaulted ceiling with double glazed Velux window, panelled wall with coat hooks, matwell, feature ceramic tiled flooring, door off to built-in cloaks/storage cupboard with fitted shelving. The hall opens onto:

### MAIN INNER RECEPTION HALL

with high vaulted ceiling and double glazed Velux window, sealed unit double glazed windows to front aspect, opening to:

### STUDY AREA/LIBRARY

with sealed unit double glazed window to front aspect.

### PRINCIPAL RECEPTION ROOM

A wonderful and atmospheric open plan living space open to the full height of the building with high feature vaulted ceilings. This room enjoys wonderful light and delightful vista from the extensive range of bi-fold doors which provide access directly onto a large paved rear terrace and gardens with paddocks adjacent. Within the room there is an extensive feature ceramic tiled floor and a woodburning stove with chimney running up to the full height of the building, full height sealed unit double glazed windows to side aspect and a further pair of sliding patio doors leading to a terrace and gardens to the front of the property. There is also an entertaining area with fitted shelved cabinets and wall storage cupboards and a built-in refrigerator and sink unit with mixer tap and large granite style preparation top above. The principal reception room is also open to:

### MOST STYLISH AND BEAUTIFULLY APPOINTED KITCHEN

with extensive range of high quality units with granite style worktops set above fitted bespoke cabinets. There is also an inset stainless steel sink unit with mixer tap, integrated Neff dishwasher, integrated AEG 4

point induction hob with contemporary style extractor bar in the centre, further extensive range of base units with cupboards and drawer below, integrated unit set into cupboard for heating etc and integrated freezer at the far end of the units, two built-in Bosch ovens with drawers beneath and cupboards above, ceramic tiled flooring, high feature vaulted ceiling with sealed unit double glazed Velux windows. Door to:

### UTILITY ROOM

with matching units incorporating granite style worktops and a stainless steel sink with mixer taps, integrated dishwasher, further cupboards beneath and space and plumbing for automatic washing machine and tumble dryer, ceramic tiled flooring and full height sealed unit double glazed door leading to rear terrace and gardens.

### FROM THE STUDY/LIBRARY AREA there is a:

### REAR HALL

which provides access to the principal bedroom suite.

### BEDROOM 1

with radiator, wall mounted contemporary style radiator and a pair of sealed unit double glazed full height doors leading to terrace and gardens and a door to:

### ENSUITE DRESSING ROOM

fitted open wardrobes and chest of drawers with shelving above, radiator, further door to side to:

### LUXURY ENSUITE SHOWER ROOM

A walk-in shower area with ceramic tiling to side and a full height glazed screen, large fixed head shower above and a handheld shower unit, vanity style unit with wash hand basin and soft closing drawer beneath, mixer taps, wall mirror above with light, low level w.c., ceramic tiled flooring, contemporary style radiator/towel rail, sealed unit double glazed windows to rear aspect.

### BEDROOM 2

with radiator, sealed unit double glazed windows to front aspect and full height sealed unit double glazed window to side aspect, door to:

### ENSUITE DRESSING AREA

with large built-in cupboard/wardrobe, further fitted storage cupboard.

### BEDROOM 3

with radiator and sealed unit double glazed windows to front aspect.

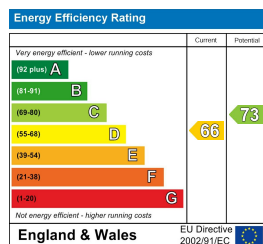
### OUTSIDE

To the front of the property there is an extensive pebblestone courtyard style driveway and parking area adjacent to which is a raised garden to the front laid to lawn with mature trees, hedgerow and shrubs around. To one side of the property there is a pathway which leads to a further large paved terrace and the generous rear gardens which are again laid to lawn with a variety of trees, shrubs and bushes around. Immediately adjacent to the main part of the gardens there are wonderful views over adjoining paddocks and towards the village itself.

To the other side of the property there is a further extensive area of garden which is laid to lawn with hedgerow adjacent and this area also includes three large vegetable beds. Gated access to an enclosed paved courtyard style area and oil storage tank. In all the plot extends to 0.478 acres.







Guide Price £700,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

Council

**Approximate Gross Internal Area 1664 sq ft - 155 sq m**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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