



31 Cambridge Road, Cambridge, CB21 6BL  
Guide Price £420,000 Freehold



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**A DETACHED PERIOD COTTAGE OF UNQUESTIONABLE CHARACTER AND CHARM,  
SET WITHIN A LARGE MATURE GARDEN LOCATED ON THE OUTSKIRTS OF THIS  
POPULAR VILLAGE.**

- Detached period cottage
- Well equipped kitchen / breakfast room
- 2 reception rooms
- Many original features
- Off road parking and private mature gardens
- Chain free

Little Lodge stands detached of attractive brick elevations under a pitched thatched and tiled roof to a flexible design and set within a mature private rear garden with ample parking. The property extends to approximately 1300 sqft and the plot is approximately a quarter of an acre. The owner is currently having the ridge of the roof rethatched, giving it a further 30 year lifespan.

The accommodation comprises an entrance hall (located to the rear of the property) with ceramic tiled flooring, three double bedrooms including the master bedroom with an ensuite shower room and the guest bedroom with a mezzanine area above and French doors to the garden. There is a four-piece family bathroom servicing bedrooms two and three. The kitchen / breakfast room is fitted with base and eye level storage cupboards, ample fitted work surfaces with an inset single sink and drainer, four-ring gas hob, double oven, extractor, space for an American style fridge-freezer, integral dishwasher and space and plumbing for a washing machine. Both reception rooms boast exposed timber beams and solid wood flooring, including the sitting room with a feature fireplace and stairs up to the two loft storage rooms.

Outside there is a parking area, which accommodates up to four cars. Gated access leads to the south-facing rear garden, which is laid mainly to lawn with a paved patio, flower and shrub borders and beds and a selection of trees and bushes. All enjoys good levels of privacy and seclusion.

**Location**

The Abingtons are situated approximately 8 miles south of Cambridge. Little Abington and its sister village of Great Abington take advantage of a popular and highly convenient location surrounded by delightful open countryside. Saffron Walden is about 8 miles away and local facilities include a primary school and village store with Post Office. Excellent schooling facilities are available at nearby Linton and Sawston, both of which have highly reputable village colleges with numerous adult educational amenities. The M11 Junction of Stumps Cross is about 4 miles away with the outskirts of London about an hour's drive and Stansted Airport only 25 minutes. In addition, the nearby mainline station at Whittlesford, only 3 miles away, offers a fast service to London Liverpool Street.

**Tenure**

Freehold

**Services**

Water, electricity and mains drain connected. Oil-fired central heating.

**Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - F

**Fixtures and Fittings**

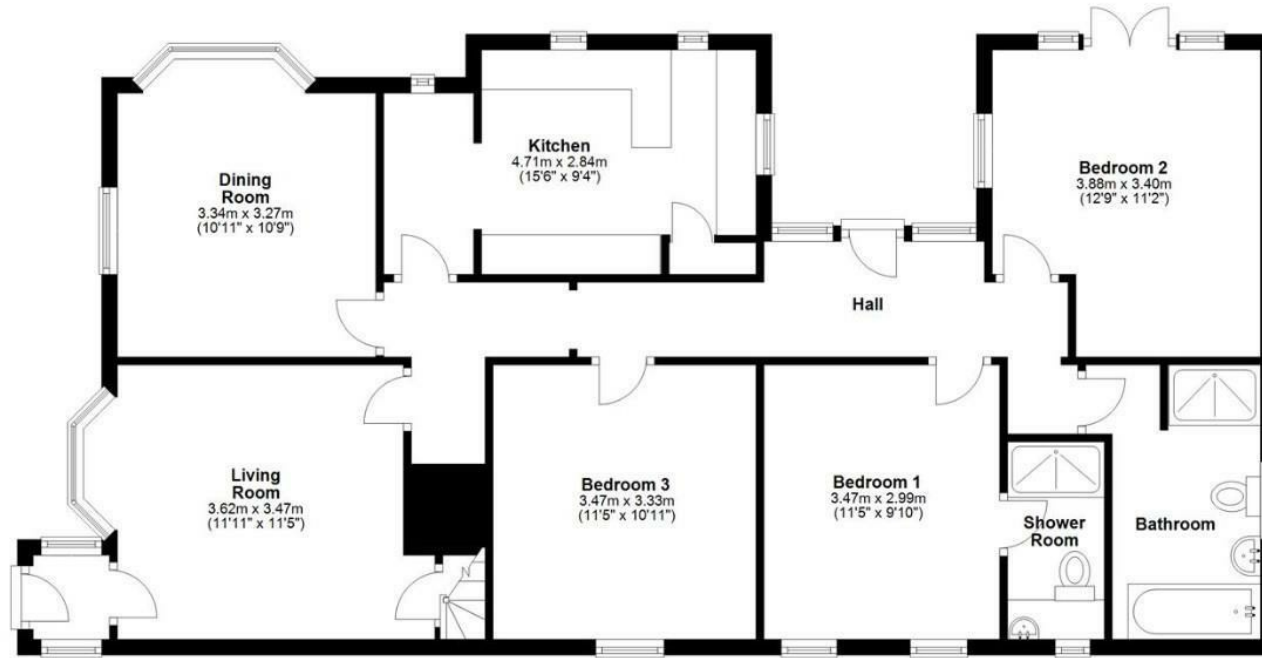
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

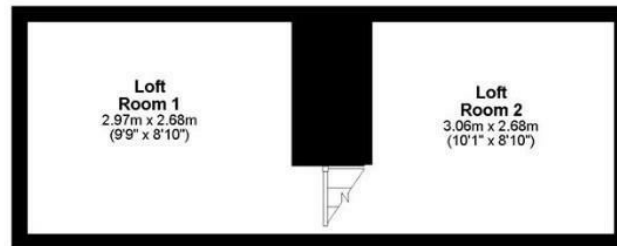
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



**Ground Floor**



**First Floor**



Approx. gross internal floor area 120 sqm (1300 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

