



The Gate House, High Street, Great Abington, Cambridge, CB21 6AE
Guide Price £440,000 Freehold



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A MOST ATTRACTIVE, DETACHED, INDIVIDUAL HOUSE OFFERING EXTREMELY WELL PRESENTED ACCOMMODATION ENJOYING A FINE TUCKED-AWAY POSITION WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE. OFFERED WITH NO ONWARD CHAIN.

- 3 bedroom detached house
- Ensuite to master bedroom
- Well-equipped kitchen / dining room plus utility room
- Dual aspect sitting room
- Enclosed private garden
- Chain free
- Designated parking and ample on street parking

This fine individual, architect designed residence was constructed in 2011 to a most attractive and practical design, located centrally within the village, yet tucked away in this non-estate position and set within secluded gardens. The vendor has had architect's plans drawn up for a two storey extension on the existing patio, subject to planning consents. These are available to view upon request.

The accommodation comprises a welcoming reception hall with wood-effect flooring, stairs rising to the first floor accommodation and a cloakroom w.c. just off. The sitting room boasts a dual aspect, wood-effect flooring continuing from the hallway and a large understairs storage cupboard. The kitchen / dining room also boasts a dual aspect including French doors to the garden and fitted with attractive, modern cabinetry, with ample fitted working surfaces with inset single sink and drainer. There is a range of integral appliances including a four-ring ceramic hob, oven, extractor, fridge and dishwasher. In the utility room there is matching cabinetry and an integral undercounter freezer plus space for a washing machine and a door to the side garden.

Upstairs off the landing, are three bedrooms including the master bedroom with ensuite shower room and a family bathroom.

Outside, the property is approached by a private road just off the High Street, where there is ample parking. An attractive flint wall with panelled door provides access to the property and its wrap-around garden, which is laid mainly to lawn with a block paved patio with beds and a block paved pathway, which leads to the entrance portico. All is enclosed by a combination of walling and fencing to provide good levels of privacy.

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

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - D

Fixtures and Fittings

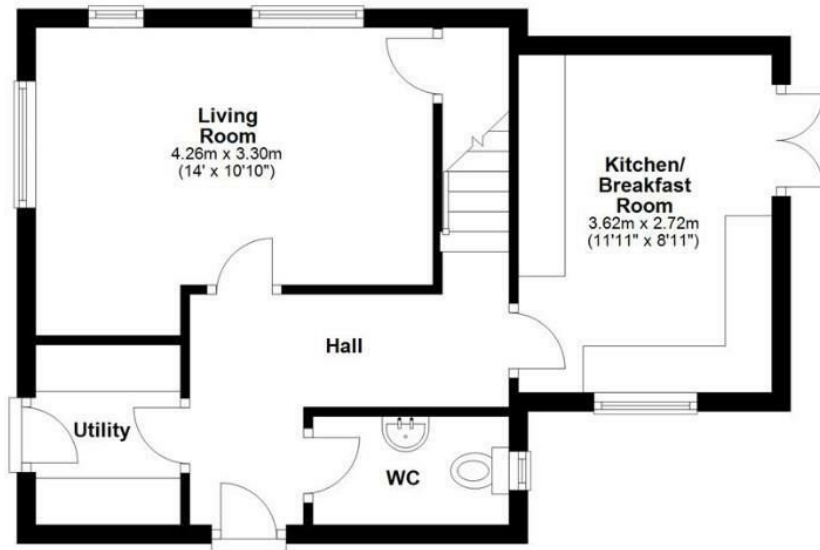
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

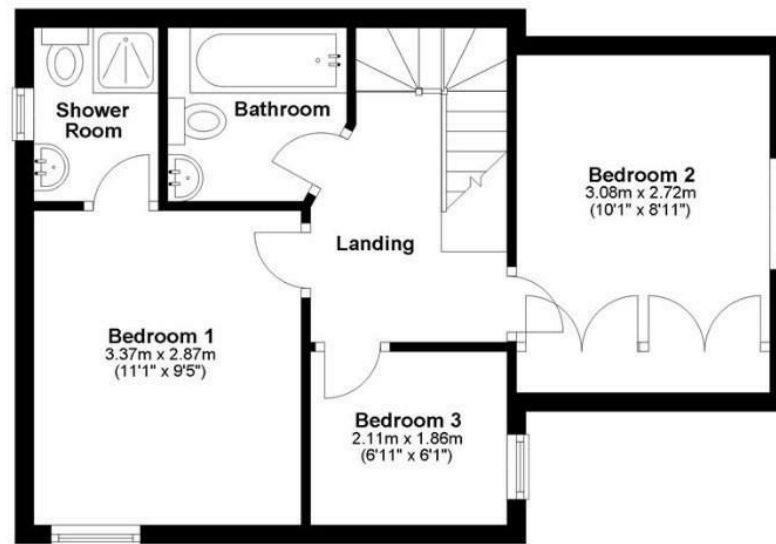
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 75 sqm (800 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

