



89 High Street, Great Abington, Cambridge, CB21 6AE
Price Guide £695,000 Freehold



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AN EXTENDED AND FULLY REFURBISHED, DETACHED PERIOD COTTAGE, BEAUTIFULLY PRESENTED THROUGHOUT SET WITHIN A PRIVATE GARDEN WITH OFF ROAD PARKING AND ENJOYING A CENTRE OF VILLAGE LOCATION.

- Sympathetically extended, detached period cottage
- New double glazed windows and doors including sash windows and internal oak doors
- Cleverly enlarged and fully refurbished
- Open plan sitting / dining room
- Contemporary, well-equipped kitchen / breakfast room
- Garden room with vaulted ceiling and bi-fold doors
- Off road parking and private garden

This is a most attractive period cottage circa 1886, located in the heart of the village and just a short walk from the highly sought-after primary school and village amenities. The current owner has transformed the property with a programme of expansion and full refurbishment, skilfully blending the original character and integrity of the building with contemporary additions. The property therefore celebrates the original character and charm, whilst providing modern living accommodation and giving the property a unique and wonderful ambience.

The accommodation comprises a vaulted, bespoke oak entrance porch with glazed, side elevations and brick flooring in a herringbone design. The entrance door opens to a generous open plan, dual aspect sitting room with original fireplace, engineered oak flooring and bespoke fitted cupboards. A generously sized storage cupboard can be found under the stairs. The sitting room in turn opens to the dining / family room with part vaulted ceiling incorporating Velux roof lights and LED mood lighting with a featured open fireplace incorporating a cast iron woodburning stove with French doors to the garden and complemented by engineered oak flooring. The kitchen/ breakfast is fitted with contemporary handleless cabinetry, a central island / breakfast bar with solid oak work surface with inset one and a half sink unit with bevelled drainer. The kitchen is well-equipped with an induction hob, oven, microwave combination oven and dishwasher with engineered oak flooring and attractive brick flooring in the main kitchen thoroughfare. Off the rear lobby there is a cloakroom w.c. and a utility cupboard with plumbing for a washing machine and space for a tumble dryer. Across the rear of the property is a stunning vaulted garden room with a vertically glazed rear elevation incorporating bi-fold doors and enjoys views over the garden with fitted storage cupboards, oak flooring plus temperature controlled via an air conditioning unit.

The downstairs also benefits from underfloor heating throughout and integrated surround sound speakers.

Upstairs, the landing boasts a unique feature part-glazed walkway overlooking the sitting area below. There are three bedrooms, two of which boast ensuite facilities and a family bathroom. All bathrooms are fitted with designer sanitaryware and attractive floor and wall tiles plus heated towel rails.

Outside to the front of the property is a neat, block-paved driveway providing off road parking for two large vehicles. Gated access leads to the rear garden, which has a raised lawned area with flower and shrub borders and beds, two timber sheds, raised planters and an attractive porcelain terraced patio, ideal for alfresco dining and summer evening entertaining. All is enclosed by a combination of hedging and a most attractive flint wall providing excellent 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

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax - D

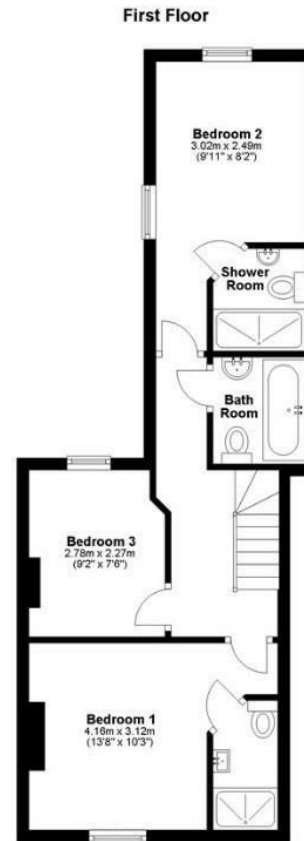
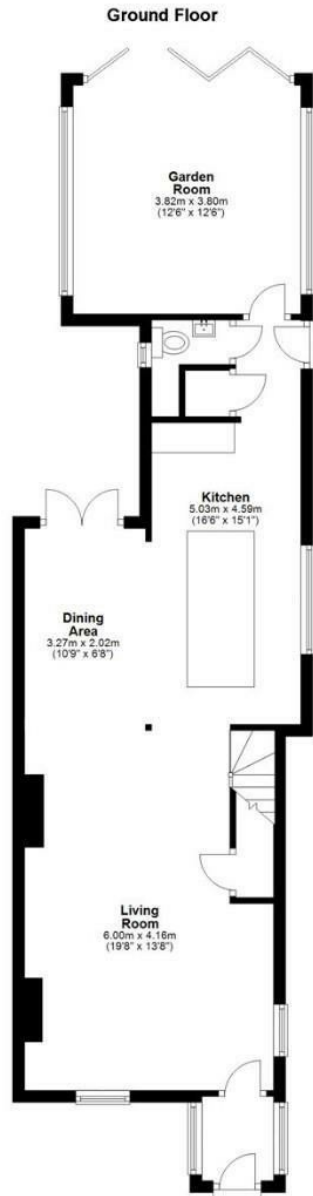
Fixtures and Fittings

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.





Approx. gross internal floor area 108 sqm (1175 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	23	
(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.

