



47 Church Lane, Abington, Cambridge, CB21 6BQ
Guide Price £595,000 Freehold



rah.co.uk
01223 800860

A MODERN, DETACHED FAMILY RESIDENCE OF APPROXIMATELY 1688 SQFT, SET WITHIN MATURE AND PRIVATE GARDENS WITH AMPLE PARKING AND A DOUBLE GARAGE, LOCATED WITHIN THIS SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- 4 bedroom detached family home
- 2 reception rooms plus study
- 2.5 bathrooms
- Air source central heating and solar panels
- Mature gardens
- Double garage
- Chain free
- EPC - D / 62

The property enjoys a fine, non-estate position, set back from the road and screened by two mature oak trees and just a short walk from the village primary school and amenities. The property boasts a spacious and well-planned accommodation with ample parking, double garage and secluded gardens plus further boasts solar panels and air source heating.

The accommodation comprises a welcoming reception hall with stairs to the first floor accommodation, large storage cupboard under, parquet flooring and a cloakroom w.c. and study just off. The study has a walk-in storage cupboard, which has access to the outside and houses the Daiken air source heating boiler. There are two generous reception rooms including a dual aspect sitting room with feature open fireplace and a dining room with parquet flooring. The kitchen is fitted with attractive solid oak cabinetry, ample corian work surfaces with an inset double sink unit with mixer tap and drainer. There is an induction hob, single oven with matching microwave/combi oven, extractor plus an integrated Miele dishwasher with space for a fridge-freezer, washing machine and tumble dryer. The property also benefits from a water softener.

Upstairs off the landing, are four bedrooms including the master bedroom with an ensuite bathroom and a family bathroom, which has recently been refitted with a luxury, modern suite.

Outside, a gravelled driveway provides parking for several vehicles and leads to the double garage, which has power and light connected. The front garden is laid mainly to shaped lawns with well-stocked flower and shrub borders and two mature oak trees. Gated access leads to the rear garden, which again is laid to a neat lawn with well-stocked flower and shrub borders, a generous paved patio area and all enjoys good levels of privacy, with views over the church in the distance.

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. The property is within striking distance of Granta Park, which is a science, technology and biopharmaceutical park and also within easy reach of Addenbrooke's and the Biomedical Campus.

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. The vendors advise that there is a half-hourly bus service to the hospital and Cambridge, and also to Linton and Haverhill to the east.

Tenure

Freehold

Services

All mains services connected.

Property is fitted with an air source heat pump and solar panels.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - G

Fixtures and Fittings

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

Viewing

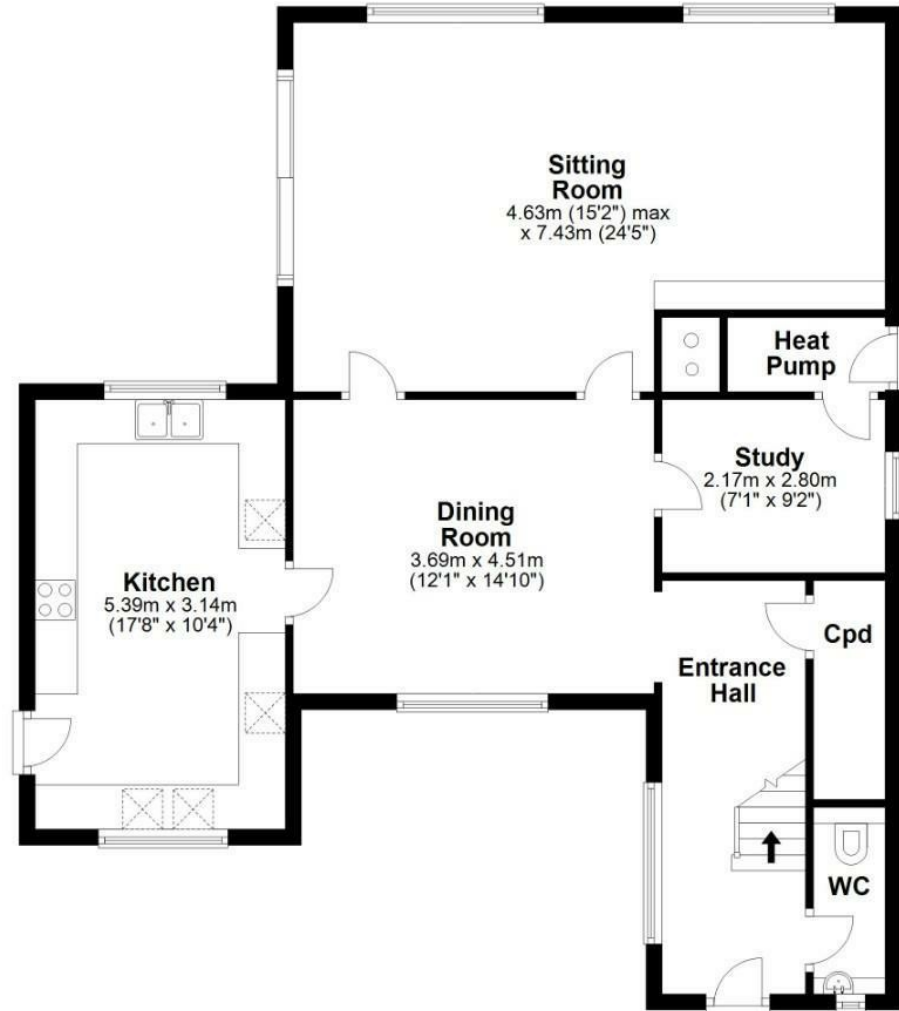
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 90.3 sq. metres (972.2 sq. feet)



First Floor

Approx. 66.5 sq. metres (716.1 sq. feet)



Total area: approx. 156.8 sq. metres (1688.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(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.



