



21 South Road, Abington
CB21 6AU



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

21 South Road

Abington | Cambridge | CB21 6AU

Guide Price £1,250,000

- A well-proportioned four bedroom, five bathroom detached family home
- Three reception rooms
- Open plan kitchen/breakfast room
- Superb principal bedroom suite
- A three-bedroom detached Annexe
- Detached double garage with studio above
- Ample off-road parking
- Generous mature plot
- Located just a short drive from amenities and mainline train station

The Property

A substantial detached family home originally built in the 1950s with an attached annexe which could be included within the main accommodation, offering flexibility in this quiet location with a large south facing garden of just under an acre with a mainline station at Whittlesford within 3 miles.

The Setting

Situated in the highly sought-after village of Great Abington, this property benefits from a perfect blend of peaceful rural living and excellent transport links. The village offers a welcoming community atmosphere with local amenities including a well-regarded primary school, a village shop, and a traditional pub. For those working at Granta Park or Addenbrooke's Hospital, the property's location provides convenient access, making it ideal for professionals. The nearby A11 and M11 also offer excellent connectivity to Cambridge, London, and beyond, making Great Abington an attractive choice for commuters seeking a tranquil village setting.

The Accommodation

In detail the property comprises an impressive covered pillared entrance leading to the main reception hall with stairs rising to the first floor. The large split level sitting room, with a fireplace recess currently capped, has full height double glazed French windows which lead out to the garden. There is wood veneer flooring and French windows to the dining room and parquet wood flooring to the family room. The kitchen/breakfast room is well fitted with a range of white painted cabinets providing extensive cupboards and drawers, a central island unit, fitted ceramic hob, oven, grill and fridge/freezer, space and plumbing for dishwasher and in the breakfast area a fitted table and two bench seats. There





is a rear lobby where access could be reinstated leading through to the annexe and a utility room with plumbing for washing machine and drier.

On the first floor the principal bedroom benefits from a balcony to the rear providing a lovely view over the garden, a range of fitted wardrobes with a dressing area with hanging cupboards and an archway leads through to the ensuite shower room with WC, handbasin and shower cubicle. Bedroom two has a range of fitted wardrobes with sliding doors and there is an ensuite shower room to both bedroom three and bedroom four.

Access to the Annexe is from the rear where it has its own entrance lobby leading through to the sitting room. There are two bedrooms on the ground floor, one with fitted wardrobes along one wall, a cloakroom and on the first floor a kitchen/dining/living room with range of fitted cabinets, part tiled floor, built in ceramic hob and electric oven. There is a store room and a large bedroom with built-in wardrobe with sliding doors, and a separate bathroom with panelled bath and shower over, WC and handbasin. The annexe benefits from a good size enclosed garden set of the rear which is mainly laid to lawn.



Outside

Approached over an in and out gravel driveway providing ample parking with a Laurel hedge along the front boundary Ducting has been installed to enable the wiring to be buried for the installation of electric gates if required. There is a recently constructed double garage of blockwork and timber construction with 2 sets of double doors measuring 18'5" x 25'5" max. A side door leads to the lobby with stairs up to the first-floor office/studio measuring 25'5" x 14'7" overall with a built in store room and eaves storage cupboards.

The Gardens

The boundaries are well defined to the rear with 6'6" close boarded fencing, there is a large paved terrace running along the rear elevation and the garden which is mainly laid to grass is interspersed with a selection of mature trees including beech, silver birch, rowen, maple and a number of ornamental trees.

Services

Mains water and electricity are connected to the property. Drainage is to a private system and the central heating system is supplied by oil to the main house with electric heating to the annexe.

Tenure — Freehold

Property Type - Detached

Property Construction — TBC

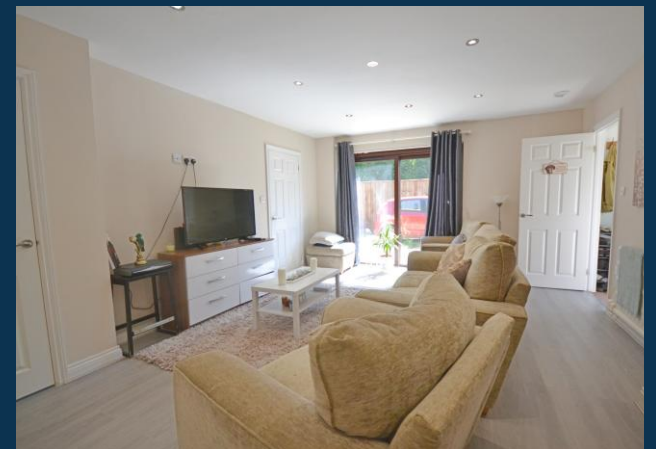
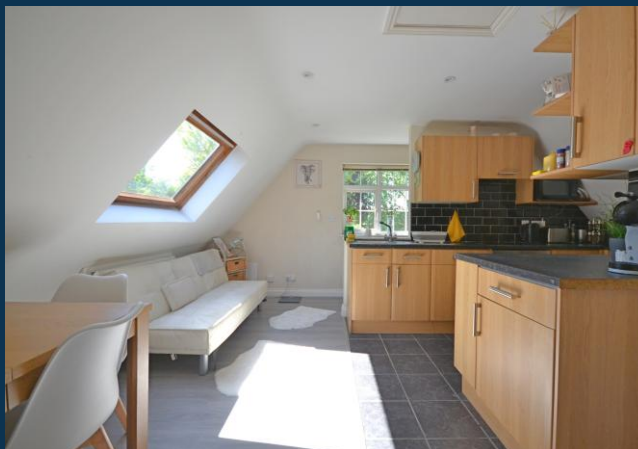
Local Authority — South Cambridgeshire District Council

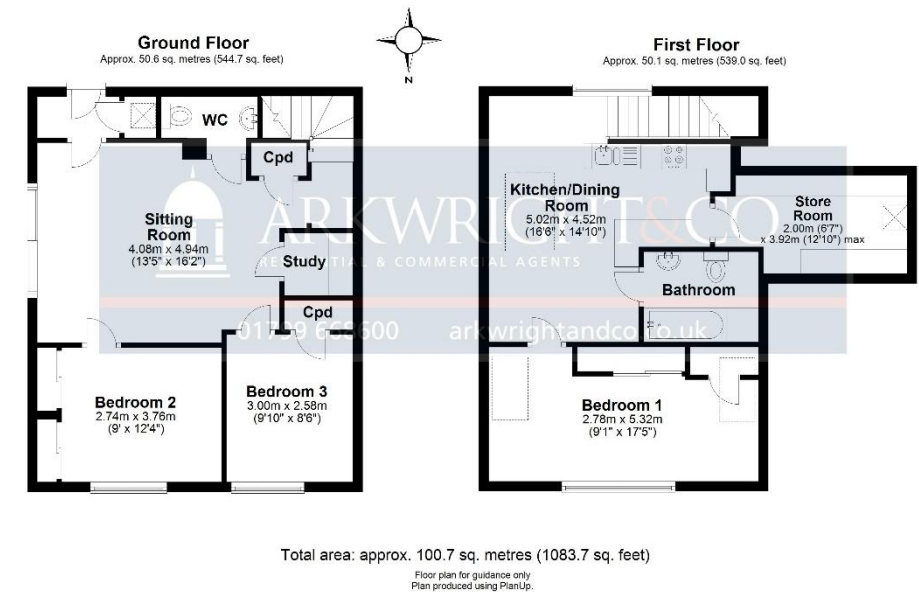
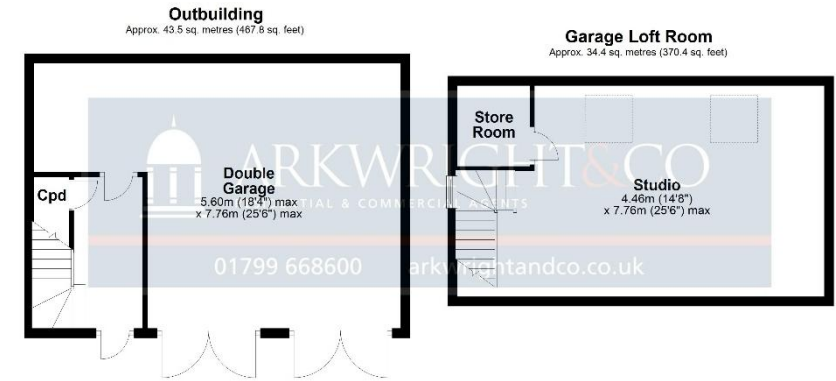
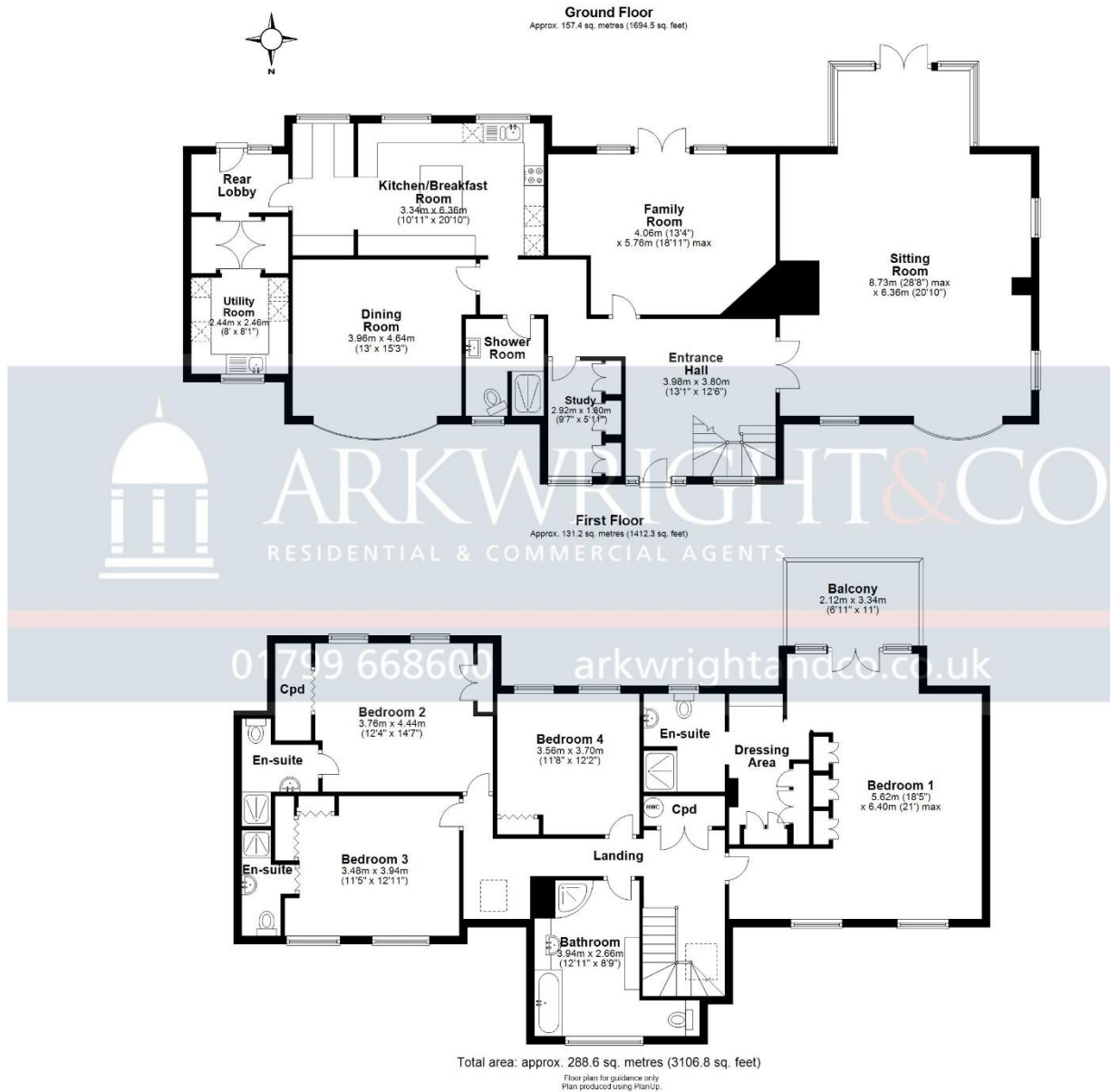
Council Tax — G

EPC — D









Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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