



Briars Cottage, 99 High Street, Great Abington
CB21 6AE



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Briars Cottage, 99 High Street

Great Abington | South Cambridgeshire | CB21 6AE

Guide Price £900,000

- An individual, detached period home
- Recently Refurbished throughout
- Delightful light and airy ground floor living space offering excellent versatility
- Three beautifully presented bedrooms with vaulted ceilings and ample natural light
- Generous, fully enclosed landscaped garden – lovingly designed and well-maintained, ideal for entertaining and family life
- Detached flint barn – a standout feature, beautifully converted into a self-contained 1-bedroom annexe. Perfect for multigenerational living, visiting guests, or a home office/studio setup

The Property

An attractive and highly individual three-bedroom period home of immense character, with the benefit of a beautiful detached one-bedroom barn providing a wonderful versatile living space which complements the main house and accommodation perfectly. The property occupies a good-sized enclosed plot and is ideally situated in the heart of this well served village.

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

From the moment you step through the front door, there's a calm, unhurried quality to this home that immediately puts you at ease. The entrance hall welcomes you with rustic tiles underfoot, whitewashed walls, and doors leading to thoughtfully arranged living spaces. There's a deep walk-in pantry, perfect for home cooks and bakers, and a handy WC/utility room—ideal for muddy boots and the practicalities of country life. To the left, the kitchen/breakfast room is the heart of the home—a relaxed, light-filled space with creamy shaker cabinetry, heritage tiling, and a traditional range cooker that calls for Sunday roasts and warm loaves of bread. French doors open out to the garden, blurring the line



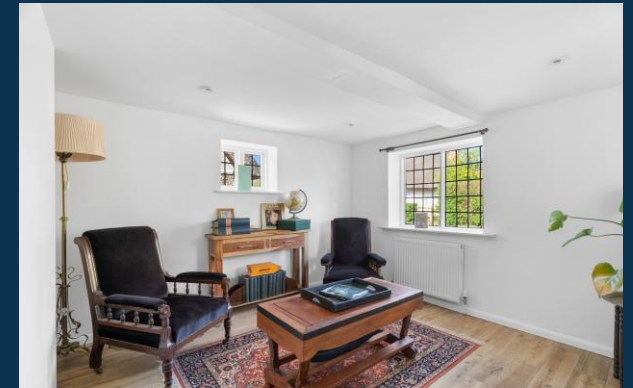


between indoors and out, especially in the warmer months when the countryside air drifts in. At the back of the house, the generous sitting room is a true country haven. With its exposed beams, neutral tones, and soft natural light pouring in through the French doors, it's the sort of space that draws you in—whether you're curling up with a book or watching the seasons shift in the garden beyond.

Upstairs, the charm continues. The landing feels like a gentle pause between rooms with Velux windows allowing natural light to pour through and country views from every window. The principal bedroom is a peaceful, well-sized retreat with built-in storage and a serene outlook across the village rooftops, as well as two further generous bedrooms providing ample space. The family bathroom is simple, elegant, and well-appointed—ideal for evening soaks after a long countryside walk or a quick shower before the school run.

The Barn

Nestled within the garden, tucked behind a winding path and framed by mature trees, sits the property's crown jewel: a lovingly converted flint barn that's as practical as it is beautiful. Step through double doors into a striking vaulted living space that captures the rustic spirit of the barn with a clean, contemporary finish. Soft white walls, timber beams,



and floor to ceiling windows come together in a space that feels both grand and grounding. It's a place that adapts effortlessly—whether you're hosting family, running a creative studio, or simply enjoying the peace and privacy.

The dining area sits beneath the mezzanine, and the adjoining kitchen is smartly designed with bespoke cabinetry and all the mod cons. There's also a stylish shower room, a utility, and storeroom—all discreetly tucked away to ensure the annexe is entirely self-contained. Upstairs, the mezzanine bedroom is full of rustic romance, with vaulted ceilings, exposed beams, and a gentle view over the garden—a quiet retreat for guests or residents alike.

Outside

To the front, approached via an attractive gated entrance, a gravelled driveway offers generous off-road parking, framed by clipped hedges and a scattering of wildflowers in the verges as well as access to the beautiful gardens, a true sanctuary—enclosed by charming brick and flint walls, and thoughtfully landscaped to create a wonderful peaceful oasis. Every corner reveals something special, from the well-tended borders brimming with seasonal colour, to the dappled shade of mature trees that line the winding paths.

At the rear of the main house, a sunny stone terrace provides the perfect spot for morning coffee or summer lunches, with doors from both the kitchen and sitting room leading straight outside. From here, the garden unfolds in a series of gentle levels, where lawns sweep down to flowerbeds bursting with cottage planting—roses, lavender, and climbing vines all adding scent, softness and charm.

Several seating areas have been cleverly positioned to follow the sun throughout the day, making this garden as functional as it is beautiful—whether you're entertaining friends under the stars or simply enjoying a glass of wine in the evening light.

The detached flint barn annexe sits peacefully to one side, with its own approach and outlook, offering a real sense of separation without disconnect and providing both a superb social entertaining space nestled within the garden or an independent living space depending on one's lifestyle requirements.

Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure — Freehold

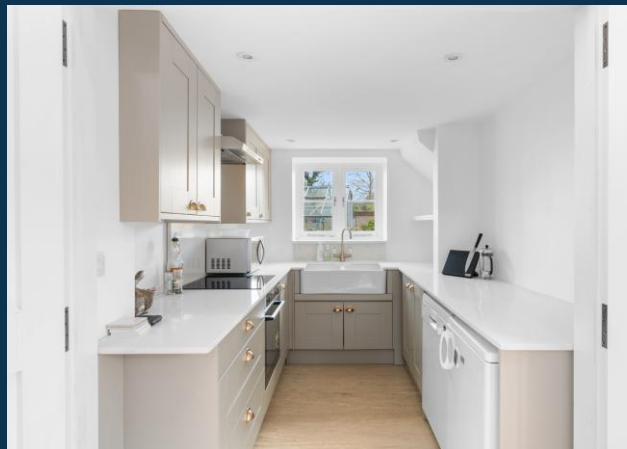
Property Type — Semi - detached

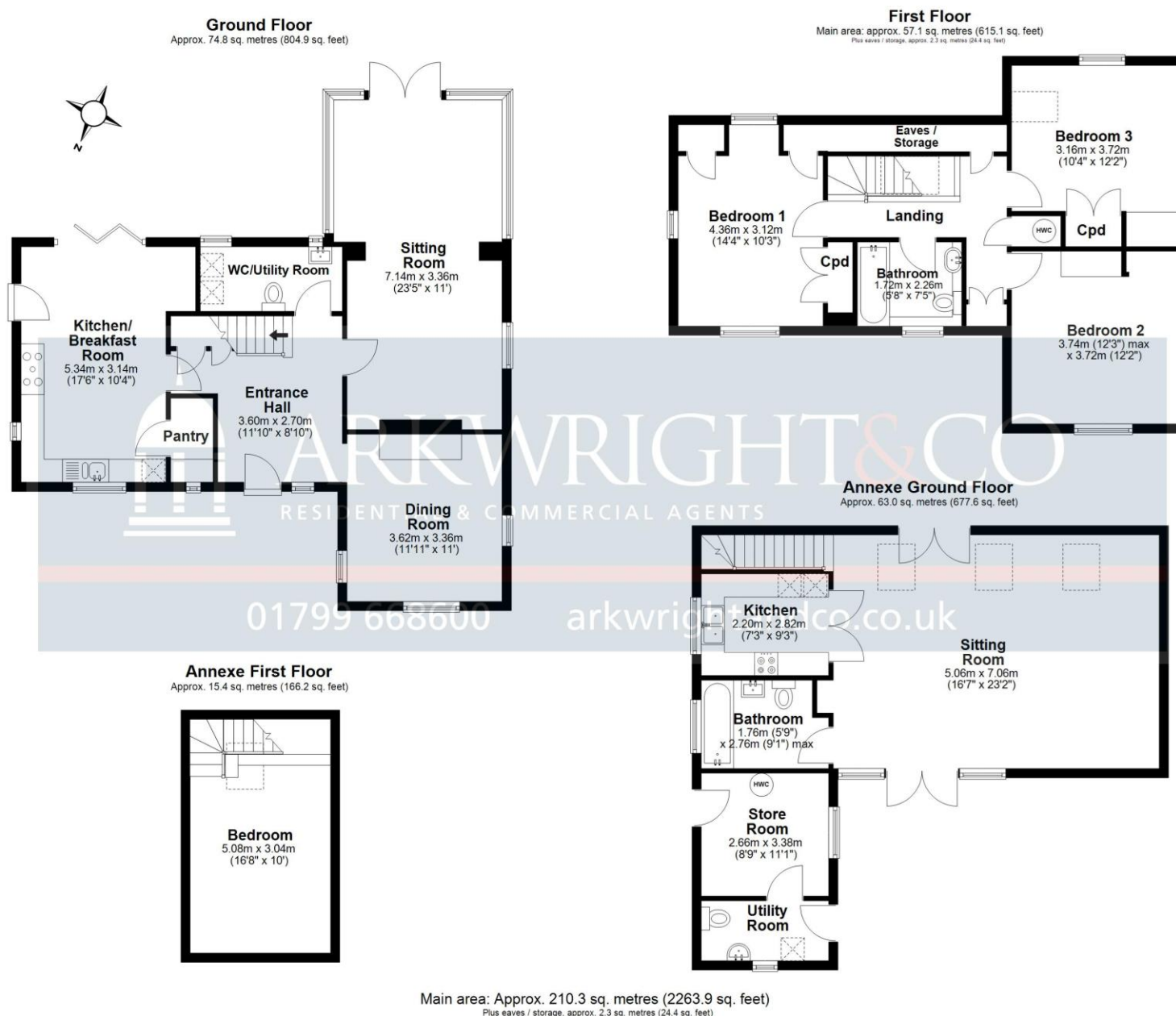
Property Construction — Brick built with tiled roof

Local Authority — South Cambridgeshire District Council









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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