



South Road, Abington, CB21 6AU

CHEFFINS

South Road

Abington,
CB21 6AU

- Detached Family Home
- Four Bedrooms
- Generous Mature Gardens
- Tucked Away Location
- Detached Garden Office/Studio
- Sought After Village Location

Occupying a generous plot, this impressive four-bedroom detached family home offers spacious and versatile living accommodation, complemented by beautifully maintained wrap-around gardens. Together with detached garden office/studio, the property benefits from ample driveway parking and excellent outdoor/entertaining space in a sought-after village setting.

4 1 3

Guide Price £895,000





LOCATION

Situated in the highly regarded village of Great Abington, South Road enjoys a peaceful setting while offering excellent access to Cambridge and the surrounding area. The village provides a range of everyday amenities including a village shop, post office, public house, recreation ground and well-regarded primary school, with further shopping, dining and leisure facilities available in nearby Sawston and Cambridge. The A11 is within easy reach, providing convenient connections to the M11, A14 and wider road network, making the location ideal for commuters. Whittlesford Parkway railway station, approximately 6 miles away, offers regular services to Cambridge and London Liverpool Street.

FRONT ENTRANCE DOOR

into:

ENTRANCE HALL/LOBBY

Amtico throughout, triple aspect windows to side and front, double glazed French doors to the rear leading directly into the garden. Base level units with quartz countertops. Storage cupboard and door to:

DOWNSTAIRS W C

with windows to front aspect, low level w.c., ceramic wash hand with cupboard beneath, additional storage cupboard.

KITCHEN/DINER/CONSERVATORY

with double glazed windows to side and rear, double glazed French doors leading directly into the garden. Range of base and eye level units, space for fridge/freezer, integrated dishwasher, wash basin, integrated Bosch oven with grill beneath, 4 ring Bosch induction hob with cooker hood above, leading into DINING ROOM with windows to rear aspect. CONSERVATORY with triple aspect to both sides and the rear with double doors leading directly into the garden, integrated log burner. Door into:

LIVING ROOM

dual aspect double glazed window to the front and side, stairs leading to the first floor, storage underneath stairs.

ON THE FIRST FLOOR**LANDING**

with airing cupboard with shelving, door to:

FAMILY BATHROOM

tilled bath with shower above, corner ceramic sink unit with cupboard beneath, splashback tiles, low level w.c., windows to the side aspect.

BEDROOM 1

with windows to side aspect, integrated double wardrobes, door to:

BEDROOM 2

windows to the side aspect, integrated double wardrobes, door to:

BEDROOM 3

double glazed windows to front and side aspect with pleasant views over the adjoining countryside/paddocks, integrated double wardrobes, door to:

BEDROOM 4/STUDY

windows to front aspect, integrated double wardrobes.

OUTSIDE

Detached summerhouse/garden office/studio which has power, dual aspect double glazed sliding doors to the side and front aspect. Outside 5 bar timber gates leading into the driveway which is predominantly shingle/gravel, mature gardens which are predominantly laid to lawn, range of mature shrubs, trees and flower bordering. Section which is currently used as a wild meadow, borehole, new timber fences bordering to the rear and as you approach the front door you have paved walkway. An area with part gravel perfect for al fresco entertaining.

AGENTS NOTE

The property has the benefit of planning permission to extend the house, further details available at request.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

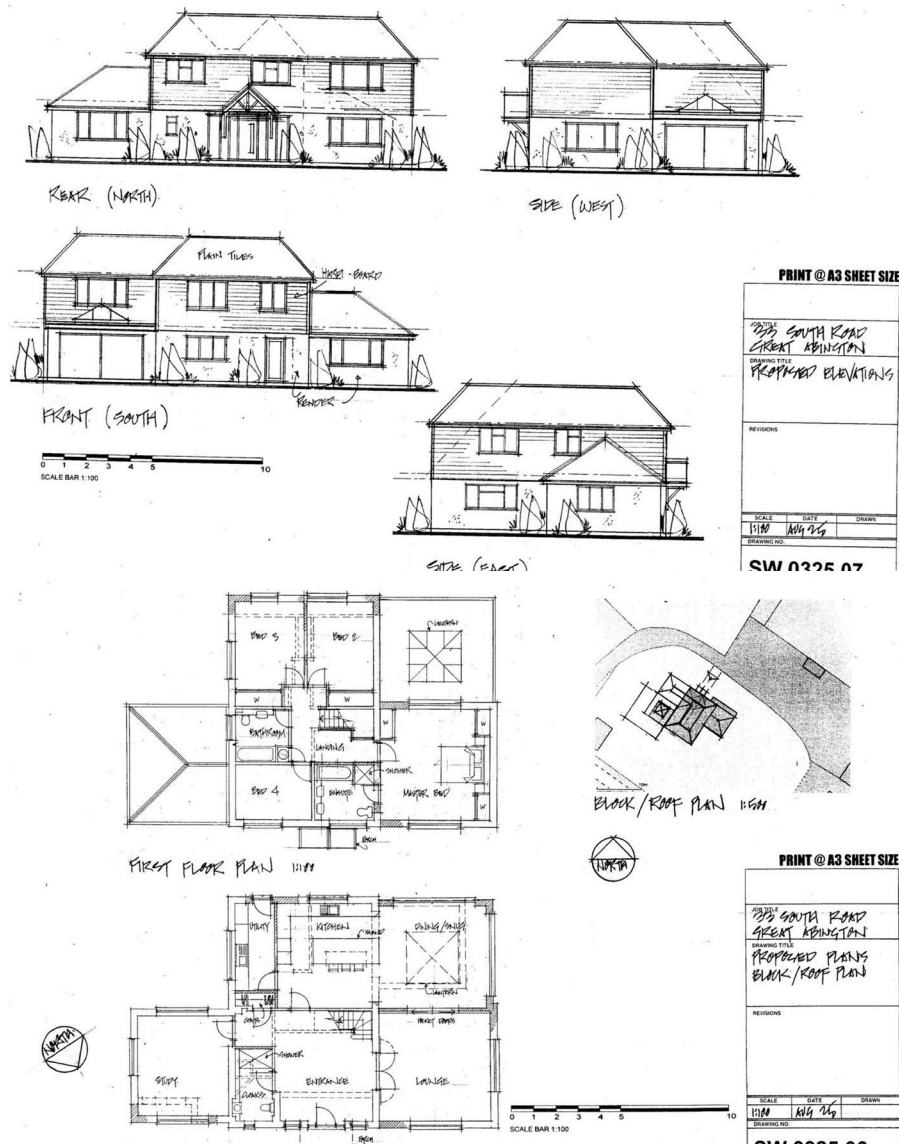
Guide Price £895,000

Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire District Council



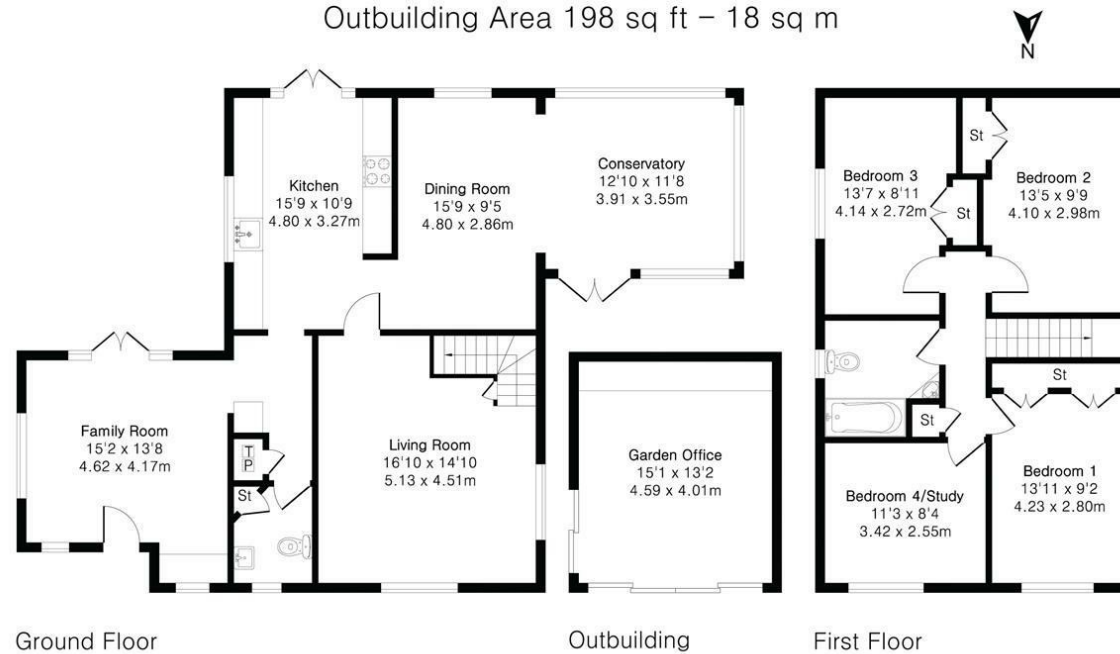


**Approximate Gross Internal Area 1702 sq ft - 158 sq m
(Excluding Outbuilding)**

Ground Floor Area 1024 sq ft – 95 sq m

First Floor Area 678 sq ft – 63 sq m

Outbuilding Area 198 sq ft – 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.


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