



**Bourn Bridge Road, Little Abington, CB21 6BJ**

**CHEFFINS**

## Bourn Bridge Road

Little Abington,  
CB21 6BJ

This impressive and substantially extended detached home has been recently renovated to an exceptional standard, showcasing meticulous attention to detail and high-quality finishes throughout. The property offers beautifully proportioned and versatile accommodation, ideally suited to modern family living and entertaining. At the heart of the home is a striking open-plan kitchen, dining and family room, thoughtfully designed to create a superb social space. The luxury fitted kitchen, complete with integrated Siemens appliances, is complemented by generous dining and family areas, while twin doors lead through to an elegant sitting room, with a further reception room providing additional living space. The first floor offers five generously proportioned double bedrooms, including three with contemporary en-suite shower rooms, in addition to a well-appointed family bathroom. The property stands within beautifully landscaped grounds extending to approximately 0.26 acres, combining both hard and soft landscaping. A sweeping driveway provides extensive parking and leads to the garage, while the enclosed rear gardens feature a large tiled terrace ideal for outdoor dining and entertaining. Further benefits include a detached studio and storage shed, offering excellent flexibility for a variety of uses.

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Guide Price £1,600,000





## LOCATION

Situated on Bourn Bridge Road, the property enjoys a highly desirable setting on the edge of this picturesque and well-served, award-winning village, conveniently located for access to Cambridge and the region's major road networks. Little Abington is a delightful village, situated approximately 7 miles to the south east of Cambridge. The adjoining village of Great Abington boasts a range of amenities including a thriving primary school, village shop/post office, public house and recreation ground. Further secondary schooling is available in the nearby village of Linton. For the commuter there are mainline stations at both Whittlesford and Audley End providing direct links to London, while the nearest M11 motorway access points are located at Duxford (Junction 10, north and south) or Stumps Cross (Junction 9, south only).

## ALUMINIUM ENTRANCE DOOR

with bar handle leading into:

## RECEPTION HALLWAY

part vaulted ceiling, range of inset downlighters, staircase rising to the first floor with wooden handrail and metal spindles, understairs storage cupboard, underfloor heating controls.

## CLOAKROOM

with white suite comprising wash hand basin with mixer tap, storage cupboards, dual flush w.c., stone surface with tiling to splashbacks, ceiling with a range of inset downlighters, underfloor heating, extractor fan and low level courtesy lighting.

## LIVING ROOM

ceiling with a range of inset downlighters, provision for wall mounted television, lamp circuit, double glazed windows to the front and side.

## OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Kitchen is fitted with a generous range of handleless high quality fitted cabinetry with Siemens appliances including electric fan oven, microwave combination oven, induction hob with built-in extractor, fitted and concealed refrigerator and freezer, fitted and concealed dishwasher. The kitchen has a generous number of storage cupboards and drawers with a breakfast cabinet, built-in power and adjustable shelving, stone working surfaces with matching upstands with an undermount Franke one and a half bowl sink unit with grooved drainer and Quooker boiling water tap, island unit with stone working surface and breakfast bar, wine cooler, display shelving, worktop lighting, fitted and concealed Siemens automatic washing machine and tumble dryer, further undermount Franke sink with grooved drainer and mixer tap. Underfloor heating.

DINING AREA with inset downlighters. FAMILY ROOM provision for wall mounted television, additional lighting and a double glazed windows to the rear overlooking the garden as well as triple double glazed sliding doors. A pair of Crittall style glazed doors with cabinet hinges opening to:

## SITTING ROOM

Open fireplace with slate hearth, tiled surround fitted with log burning stove, provision for wall mounted television, lamp circuit and underfloor heating.

## REAR HALL

panelled and double glazed door leading out to garden.

## PLANT ROOM

with newly installed Grant oil fired boiler, pressurised hot water cylinder, water softener and underfloor heating controls.

## SINGLE GARAGE

remote control up and over door, cold water tap, electric power and personal door to rear hall.

## BOOT ROOM

ceiling with inset downlighters, panelled and double glazed door leading out to the garden.

## ON THE FIRST FLOOR

### SPACIOUS LANDING

access to loft space, ceiling with inset downlighters, radiator, fitted double cupboard with slatted shelving, large double glazed window to the front.

### BEDROOM 1

provision for wall mounted television, radiator, double glazed window to the rear.

### ENSUITE SHOWER ROOM

large walk-in tiled shower, drencher shower head and hand held rose, wall mounted wash hand basin with storage drawers below, low level dual flush w.c., part tiled walls, ceiling with inset downlighters, extractor fan, heated towel rail/radiator, low level courtesy lighting, heated mirror with light.

### BEDROOM 2

radiator, provision for wall mounted television, double glazed window to the rear.

### ENSUITE SHOWER ROOM

tiled shower cubicle, drencher shower head, hand held rose, glazed sliding doors, wall hung wash hand basin with storage drawer below, mixer tap, low level dual flush w.c., heated towel rail/radiator, low level lighting, heated mirror with light, eiling with inset downlighters, double glazed and frosted window, extractor fan.

### BEDROOM 3

provision for wall mounted television, radiator, double glazed window to the front.

## ENSUITE SHOWER ROOM

walk-in tiled shower, drencher shower head and hand held rose, wall hung wash hand basin with mixer tap, low level dual flush w.c., heated towel rail/radiator, low level lighting, ceiling with inset downlighters, extractor fan, heated mirror with light.

## BEDROOM 4

provision for wall mounted television, radiator, double glazed window.

## BEDROOM 5

radiator, provision for wall mounted television, double glazed window to the front.

## FAMILY BATHROOM

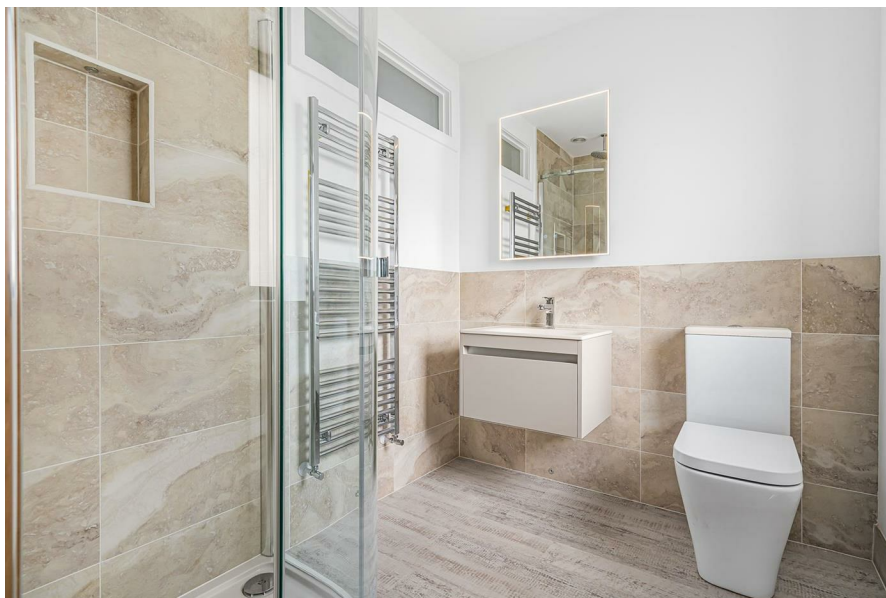
fitted with white three piece suite, panelled bath with shower unit above, and glazed extending shower screen, wall hung wash hand basin with mixer tap and storage drawer below, low level dual flush w.c., part tiling to walls, heated towel rail/radiator, heated mirror with light, low level lighting, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the front.

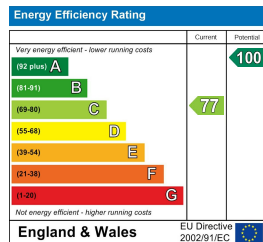
## OUTSIDE

The property sits in its own delightful established grounds. Front garden with lawned area, hedgerow and gravelled driveway and parking area. Porcelain tiled pathway. Side access leading to rear garden.

Rear garden with generous porcelain tiled patio. STUDIO with timber clad elevations underneath a pitched roof. The remainder of the garden is principally laid to lawn enclosed by fencing and hedging with additional storage shed, mature shrubs.







Guide Price £1,600,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire

District Council

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.

Approximate Gross Internal Area 3207 sq ft - 298 sq m

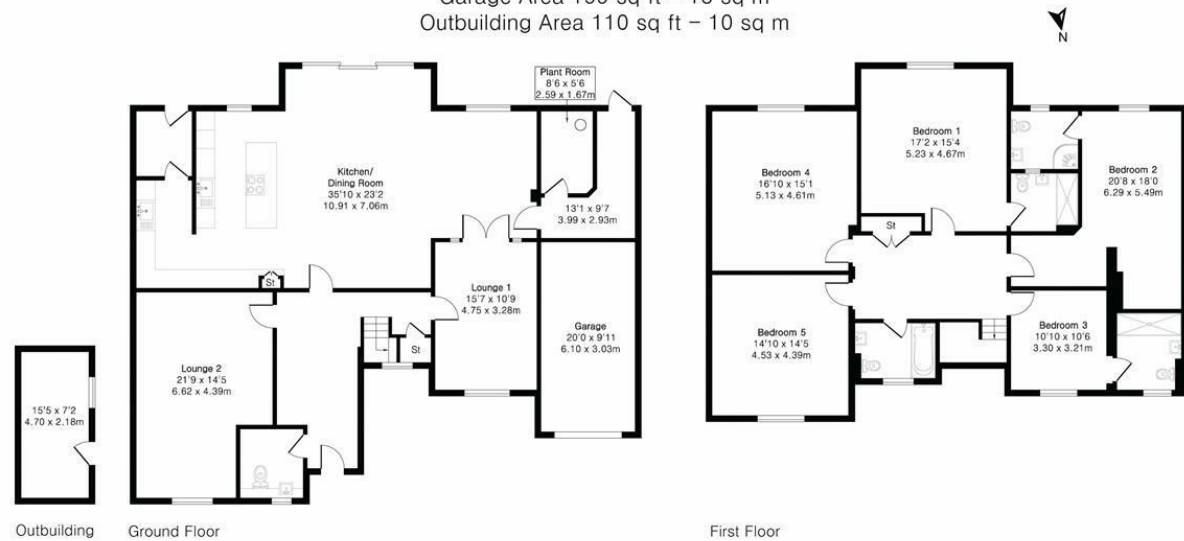
(Excluding Garage & Outbuilding)

Ground Floor Area 1676 sq ft - 156 sq m

First Floor Area 1531 sq ft - 142 sq m

Garage Area 199 sq ft - 18 sq m

Outbuilding Area 110 sq ft - 10 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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