



1 Ley Rectory Farm Barns Hildersham Road, Abington, Cambridge, CB21 6BP
Guide Price £1,395,000 Freehold



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A STUNNING FORMER BARN, LUXURIOUSLY CONVERTED, OFFERING EXTREMELY FLEXIBLE AND BEAUTIFULLY PRESENTED ACCOMMODATION, ALONG WITH OUTBUILDINGS, A DOUBLE GARAGE AND AN INDEPENDENT ANNEXE/APARTMENT WITH OVERALL ACCOMMODATION EXTENDING TO 4387 SQFT.

- Wonderful barn conversion
- 0.23 acre plot
- Exposed timber beams
- Oil fired central heating
- Annexe and outbuildings
- Converted in 2009-2010
- 4387 sqft/ 407 sqm
- Many original features
- Double garage
- EPC-C/70

Number 1 Ley Rectory Farm Barn was converted in 2009-2010 by a highly reputable developer. The property being the centerpiece of a small, select scheme of just two other luxury dwellings. The property is discretely positioned, approached via a private driveway behind electric timber gates which open to an expansive parking area together with double garage, outbuildings and a luxury one-bedroom self contained apartment/annexe which is ideal for an au pair or indeed dependent relative.

The double height glazed entrance portico opens to an impressive full vaulted reception hall with bespoke staircase to first floor accommodation and a study just off. The hall opens to a large sitting room with feature vaulted inglenook-style fireplace with inset wood burning stove. Flowing seamlessly from here is the generous bespoke kitchen/dining/family room with vaulted ceiling incorporating skylights and a virtually glazed elevation allowing maximum natural light into this fabulous family space.

The kitchen area is fitted with handcraft solid wood cabinetry with ample granite working surfaces with matching L-shaped centre island incorporating a breakfast bar plus there is a range of integral high-end appliances and these include: fridge/freezer, dishwasher, induction hob, extractor, four ovens, two warming drawers and a built-in espresso machine. Adjacent to the kitchen is the utility room, fitted with matching cabinetry and space for the usual white goods. Beyond the utility room is a family room/snug and nearby is a secondary staircase which leads to the guest suite with luxury bathroom. From the main staircase, to the galleried landing there are three further double bedrooms with vaulted ceilings and a luxury family bathroom with bath tub and walk-in shower. The master bedroom is an impressive space, again with vaulted ceiling and a wealth of exposed timbers, dressing room and a luxury five-piece bathroom which includes a jacuzzi bath.

Outside, the walled rear garden has been professionally landscaped and laid to shaped and manicured lawns, bordered by a generous Indian sandstone terrace, ideal for alfresco dining with flower and shrub borders, a summerhouse, and a bin and bike store. Gated rear access leads to a further large storage shed, all enjoys maximum levels of privacy and seclusion.

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. 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.

Tenure

Freehold

Services

Mains services connected include: electricity and water. Oil fired central heating. Shared sewerage pump system for drainage (£250 per annum)

Statutory Authorities

South Cambridgeshire District Council
Council tax band-

Fixtures and Fittings

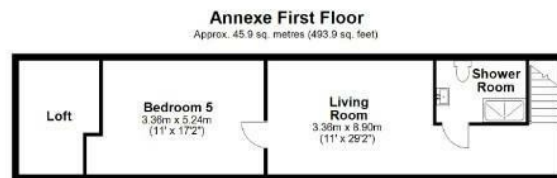
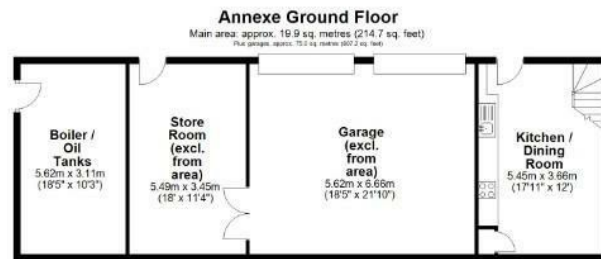
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Main area: Approx. 408.0 sq. metres (4392.1 sq. feet)
Plus garage approx. 75.2 sq. metres (817.3 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	70	72
(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.

