



21 South Road, Abington, Cambridge, CB21 6AU  
Offers Over £1,000,000 Freehold



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**A SUBSTANTIAL, INDIVIDUAL, DETACHED SEVEN BEDROOM FAMILY RESIDENCE, INCLUDING A THREE BEDROOM SELF-CONTAINED ANNEXE WITH ACCOMMODATION EXTENDING TO 4134 SQFT, BOASTING MATURE GARDENS AND GROUNDS OF HALF AN ACRE, IN THIS SEMI-RURAL SETTING.**

- Detached 7 bedroom family home
- 3 bedroom self-contained annexe
- Gardens and grounds of approximately half an acre
- Oil fired central heating
- EPC-D / 67
- 4134 sqft/384 sqm
- 4 reception rooms, 5 bathrooms
- Originally built in the 1950s and rebuilt in the 1980s
- Detached double garage with hobby room above
- Council tax band-G

The property occupies a tranquil, private road position on the edge of this highly sought-after village. Set within gardens and grounds of approximately half an acre with a detached double garage, hobby room and an in and out driveway. The property extends to 4134 sqft which includes a three-bedroom self contained annexe. The main house comprises a generous and welcoming reception hall with stairs to first floor accommodation and a shower room just off. There are three large reception rooms including a feature split level sitting room with open fireplace and a generous well equipped kitchen/breakfast room with large utility room adjacent.

Upstairs, off the galleried landing, are four double bedrooms, three of which has en suite facilities and this includes the master bedroom with a dressing room and French doors to a balcony plus a separate family bathroom with both shower unit and jacuzzi bath. The annexe offers a kitchen, dining room, a ground floor bedroom and bathroom. Upstairs there is a sitting room and two further bedrooms. The annexe can be accessed via the main house, through the utility room and therefore can be incorporated into the main dwelling or accessed independently if one requires independent living space, ideal for dependent relatives or perhaps a rental opportunity.

Outside the gardens and grounds extend to approximately half an acre with an in and out gravel driveway, detached double garage with adjoining store and hobby room above. The rear garden enjoys a South-westerly orientation and is laid mainly to shaped and manicured lawns with flower and shrub borders, generous paved patio, a wide and varied selection of specimen trees and mature hedging and all enjoys excellent levels of privacy and seclusion.

**Location**

The Abingtons are situated approximately 8 miles south of Cambridge. Great Abington and its sister village of Little Abington take advantage of a popular and highly convenient location surrounded by delightful open countryside 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. Private drainage- brick chamber septic tank situated within the back garden

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-G

**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

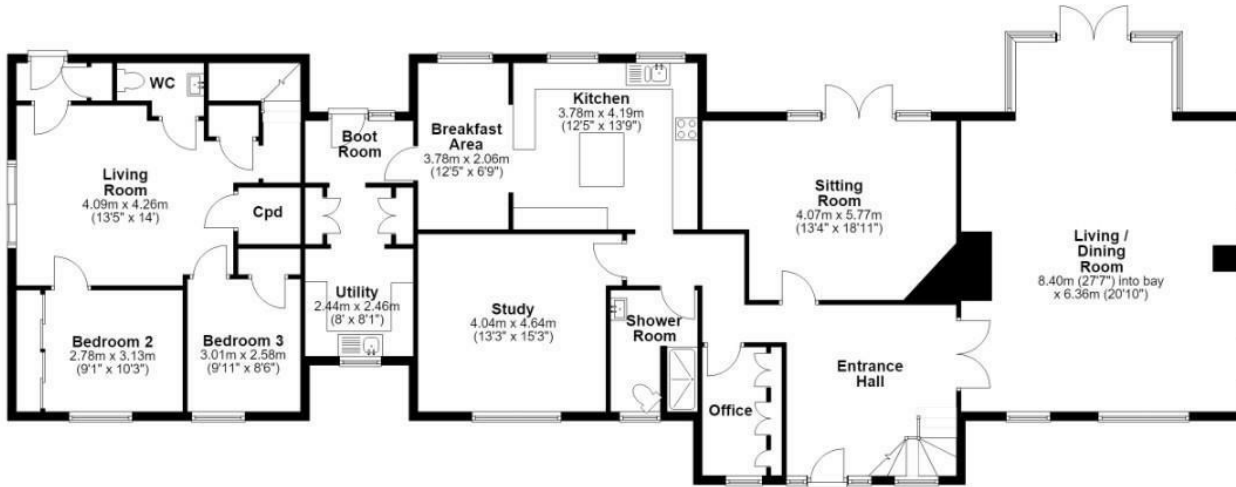
**Agents Note**

Conversion of garage to 3 bedroom annexe - attached to main house, completed between 10-15 years ago. Permission for change of use granted ahead of conversion. Has a separate council tax bill from the main house.



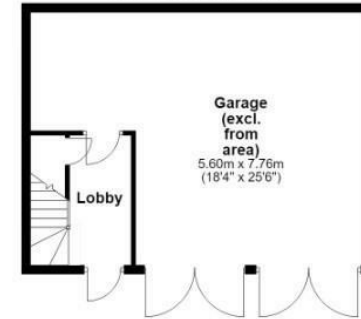


**Ground Floor**  
Approx. 211.8 sq. metres (2279.9 sq. feet)



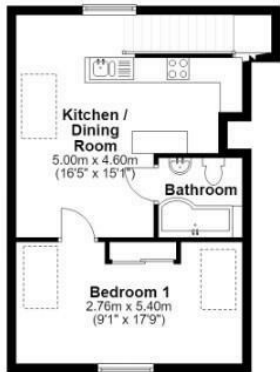
**Outbuilding**

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garage, approx. 36.3 sq. metres (397.0 sq. feet)  
Plus balconies, approx. 6.7 sq. metres (72.5 sq. feet)



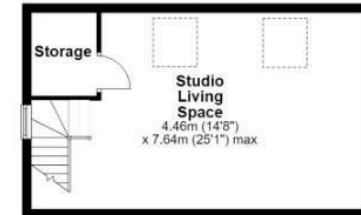
**First Floor**

Approx. 172.3 sq. metres (1854.4 sq. feet)  
(excluding Balcony)



**Outbuilding**

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 34.1 sq. metres (365.7 sq. feet)



Main area: Approx. 384.1 sq. metres (4134.3 sq. feet)

Plus garages, approx. 36.9 sq. metres (397.0 sq. feet)  
Plus outbuildings, approx. 34.1 sq. metres (365.7 sq. feet)  
Plus balconies, approx. 6.7 sq. metres (72.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

Current: 67, Potential: 75

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.



