



Radcliffe & Rust
Residential sales & lettings

35 West Field, Abington CB21 6BE
Guide Price £800,000

Radcliffe and Rust Estate Agents Cambridge are delighted to offer, for sale, this spacious four bedroom link-detached home located in the sought-after village of Abington. Positioned on West Field, this impressive property benefits from a double garage, generous internal accommodation and a private rear garden, making it an ideal purchase for growing families. Abington is a picturesque and well-connected village situated approximately 10 miles south-east of Cambridge, offering a range of local amenities including a village shop, post office, public house, recreation ground and highly regarded primary school, all within easy reach. The nearby Babraham Research Campus, Addenbrooke's Hospital and Granta Park are all easily accessible, whilst excellent transport links via the A11 and M11 make commuting straightforward. Surrounded by beautiful countryside walks and offering a strong sense of community, Abington perfectly combines village living with convenient access to Cambridge and surrounding areas.

As you enter the property, you are immediately welcomed by a true wow-factor entrance hall. This impressive glazed extension creates a wonderfully bright and airy first impression, with floor-to-ceiling windows, a vaulted ceiling and striking architectural glazing allowing natural light to pour into the space throughout the day. Light oak-effect flooring runs underfoot, complementing the soft neutral décor and contemporary glass-panelled staircase. The feeling is one of space, light and quality, creating an immediate sense of arrival. Cleverly designed under-stairs storage cupboards provide practical everyday convenience whilst maintaining the clean lines of the space.

The quality and thoughtful design of this remarkable home was formally recognised when the property was awarded the prestigious RIBA East Spirit of Ingenuity Award in 2007. The award celebrates architectural excellence and innovative design, further highlighting the uniqueness of this exceptional village home and the care that has gone into creating such a special living environment.

To the right hand side of the entrance hall is a versatile study, finished with the same light flooring and neutral palette. Currently used as a home office, this flexible room could equally serve as a playroom, hobby room or treatment space depending on individual requirements. Adjacent is a beautifully finished wet room, featuring contemporary marble-effect wall panelling, a walk-in shower, floating W.C. and vanity storage, making it ideal for guests or multi-generational living.

The main living accommodation has been designed around both family life and entertaining. The spacious living and dining room enjoys an abundance of natural light, with two large windows overlooking the front aspect whilst additional light filters through from the adjoining garden room. Soft neutral carpeting in the sitting area creates a warm and comfortable atmosphere, while the dining area offers ample space for larger gatherings and family occasions. The overall feel is bright, sociable and welcoming.

The kitchen has been thoughtfully designed to combine style with practicality. Sleek high-gloss white cabinetry is complemented by contrasting work surfaces and a striking turquoise glass splashback, introducing a vibrant contemporary accent. One of the standout features is the dual-aspect corner window arrangement, which creates a wonderful sense of openness and floods the room with natural light. A roof light further enhances the brightness of the space, while integrated appliances, extensive storage and generous preparation areas make it perfectly suited to modern family life.

Beyond the kitchen, the utility room provides excellent additional storage through a range of fitted cabinets, alongside space for household appliances and everyday essentials. From here there is access to both the rear garden and the double garage, ensuring the practical side of family living is well catered for.

Undoubtedly one of the home's most impressive spaces is the stunning garden room. Designed to maximise the connection between the house and its beautiful surroundings, this exceptional room is flooded with natural light through expansive glazing and large sliding doors. The light tiled flooring reflects the sunlight beautifully, enhancing the bright and airy atmosphere throughout. Framed by uninterrupted views across the mature gardens and open countryside beyond, this room offers a wonderful place to relax, entertain or simply enjoy the changing seasons from the comfort of indoors.

Upstairs, the principal bedroom is a substantial double room, beautifully presented with soft carpeting, elegant floral feature wallpaper and calming neutral tones. Large windows overlook the rear garden, creating a peaceful outlook, while the generous proportions provide ample space for a full range of bedroom furniture. The room is complemented by a stylish en-suite shower room finished in contemporary tones and quality fittings.

Bedroom two is another excellent double bedroom overlooking the rear garden. Tastefully decorated with soft green and turquoise tones, textured feature wallpaper and neutral carpeting, it feels bright, tranquil and welcoming.

Bedroom three is a comfortable double bedroom overlooking the front of the property. Finished in neutral décor with soft carpeting underfoot, it offers excellent flexibility for family members, guests or those requiring additional workspace.

Bedroom four is currently arranged as a single bedroom but it can comfortably accommodate a double bed if required. Overlooking the rear garden, this bright and versatile room would work equally well as a bedroom, nursery or home office.

Outside, the property occupies a beautifully established plot. To the rear, the garden has been lovingly landscaped to create a peaceful and private setting, with extensive lawned areas, mature trees, established planting and colourful borders providing year-round interest. A generous patio terrace immediately outside the house creates the perfect space for outdoor dining and entertaining, while side access and direct entry into both the utility room and garage add further practicality. Backing onto open countryside and framed by mature trees, the garden enjoys a wonderful sense of privacy and tranquillity, providing a stunning backdrop to this exceptional family home.

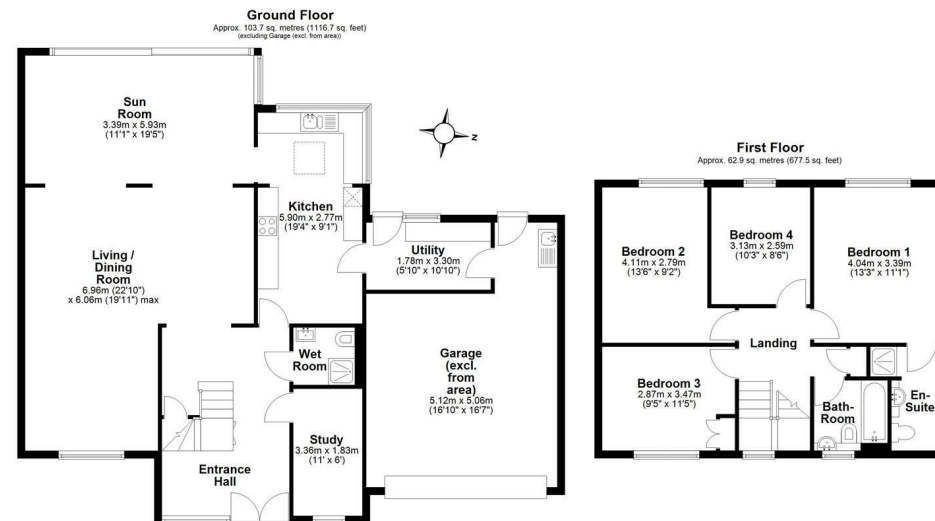
Offering an outstanding balance of space, style and lifestyle, this is a rare opportunity to acquire a beautifully presented family home in one of South Cambridgeshire's most sought-after villages

Please call us on 01223 307898 to arrange your viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Tenure: Freehold
Council tax: Band F





Total area: approx. 166.7 sq. metres (1794.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

