



Church Lane, Abington, Cambridge, CB21 6BQ

CHEFFINS

Church Lane

Abington, Cambridge,
CB21 6BQ

- Available Now
- Unfurnished
- EPC: E
- Council Tax Band: F
- Oil Central Heating
- Large Garden
- Parking & Garage

A substantial 4 bedroom detached house set within generous grounds with meadows views on the edge of this well served village. The accommodation comprises reception hall, kitchen/breakfast room, 3 reception rooms, cloakroom, 4 double bedrooms and 3 bathrooms (2 en suite). Large garden, gated drive and double garage with store room/office above. We regret no sharers. Unfurnished. Available now. EPC: E and Council Tax Band: F

 4  3  4

£3,400 Per Month





LOCATION

Abington lies around 7 miles south-east of Cambridge, offering convenient access to the M11, while Whittlesford mainline station is approximately 6 miles away. The neighbouring village of Great Abington provides a range of amenities, including a post office/shop and a public house, with secondary schooling available in the nearby village of Linton. The property is also well positioned for access to both Granta Park and Babraham Research Park.

RECEPTION HALL

stairs rising to first floor with cupboard beneath, window to front aspect and doors to cloakroom, kitchen/breakfast room, dining room and sitting room off.

KITCHEN

Modern fitted kitchen with soft close base and wall units, work tops, sink with window to front aspect above, further window to front aspect, integrated oven and grill, microwave combination oven, freestanding American fridge freezer and kitchen island with ceramic hob with extractor hood above and breakfast bar. Open to:

BREAKFAST ROOM

with side door, base units with integrated washing machine and tumble dryer, work top with sink with window to side aspect above, window to rear aspect and door to:

DINING ROOM

feature fireplace (not in use) and bay window to rear aspect.

SITTING ROOM

inglenook fireplace with 2 small windows to front aspect and working log burner, bay window to rear aspect, further window to rear aspect and internal sliding patio doors to:

GARDEN ROOM

bi-fold doors to side aspect with skylight above, 2 windows to front aspect and 2 windows to rear aspect.

CLOAKROOM

coat hooks, wash basin the window to front aspect above and door to WC with toilet and window to side aspect.

STAIRS

window to side aspect, window to front aspect and rising to:

LANDING

2 windows to front aspect, 2 eaves storage cupboard and door to bedrooms 1, 2, 3 & 4, bathroom and WC off.

BEDROOM 1

window to rear aspect, eaves storage and door to:

EN SUITE BATHROOM

walk in shower, shower over bath, WC, wash basin and window to side aspect above, heated towel rail and eaves storage.

BEDROOM 2

windows to rear and side aspect and door to:

EN SUITE BATHROOM

shower over bath, WC and wash basin with illuminated mirror above.

BEDROOM 3

window to rear aspect.

BEDROOM 4

window to rear aspect.

BATHROOM

shower over bath, wash basin with illuminated mirror above and window to front aspect.

WC

with WC and window to front aspect.

OPEN PLAN STUDIO ROOM

to be used as a study or storage only

DOUBLE GARAGE

located below the Studio with up and over garage door.



GROUNDS

the property is set within the middle of a generous plot accessed via a long sweeping driveway with gated entrance. The grounds are principally laid to lawn with mature trees and shrubs and backs onto meadows.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £784

Deposit - £3923







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 129.7 sq. metres (1396.3 sq. feet)
(excluding Double Garage)



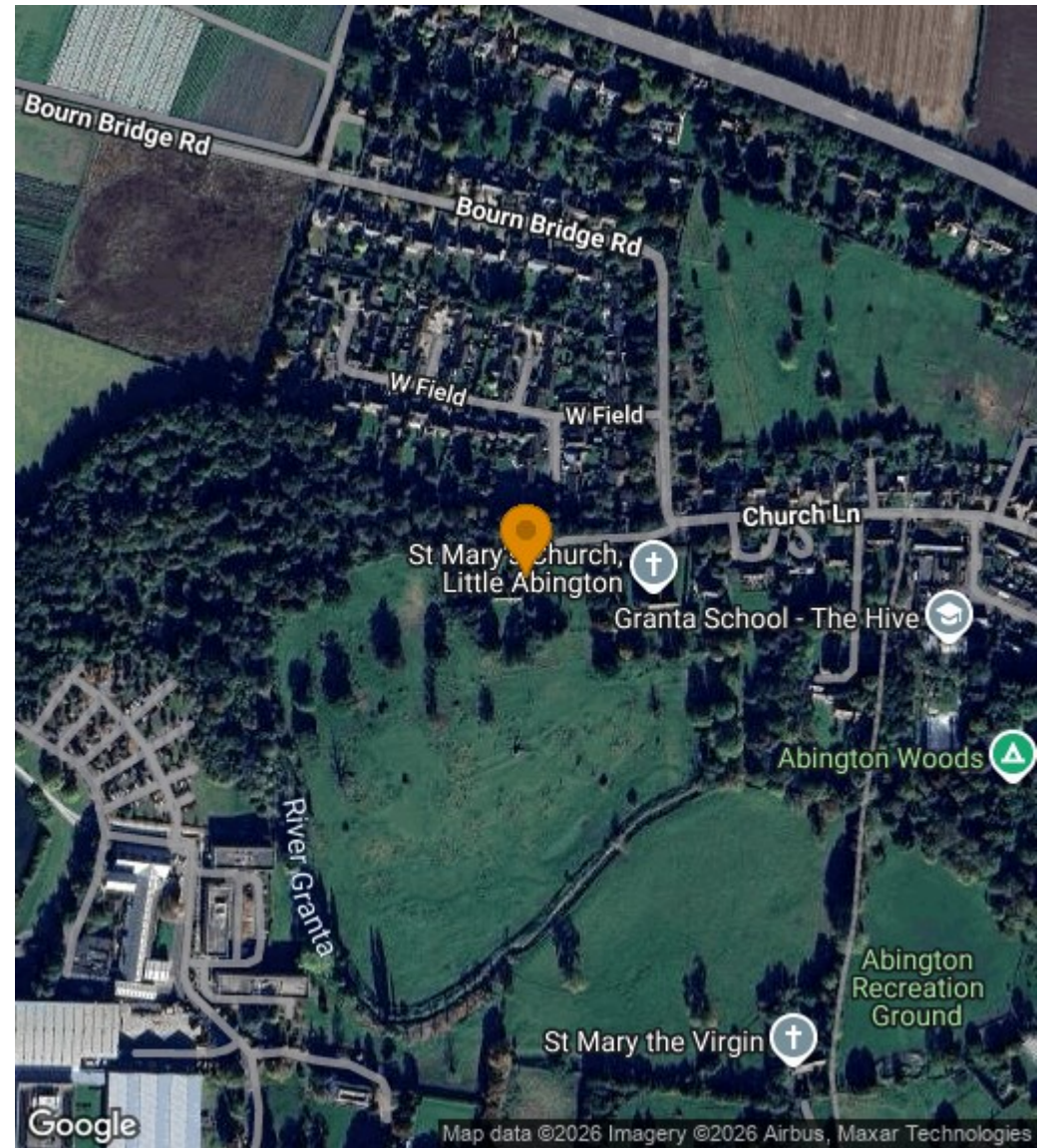
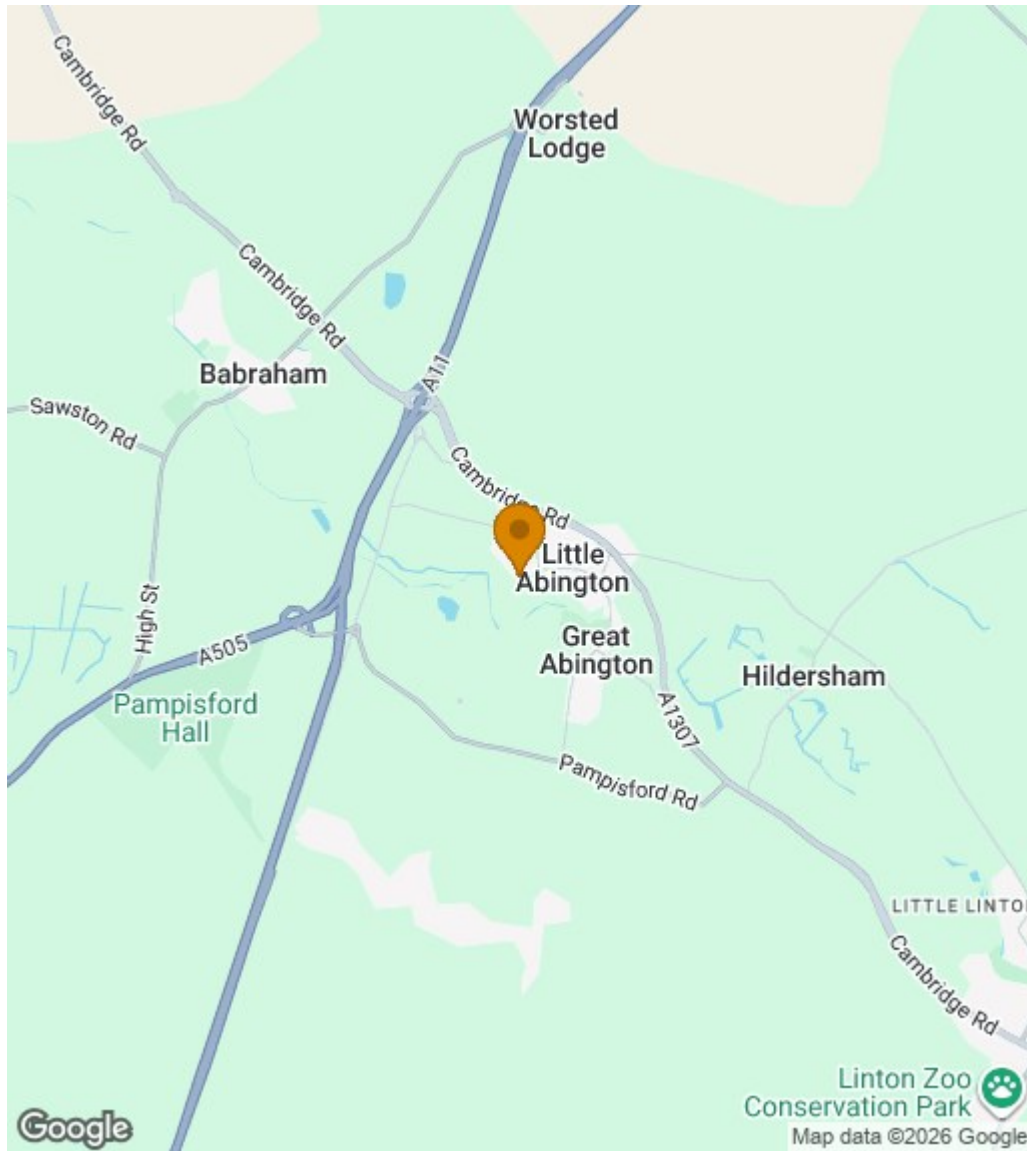
First Floor

Approx. 121.8 sq. metres (1310.7 sq. feet)
(excluding Store Room, Cupboard)



Total area: approx. 251.5 sq. metres (2706.9 sq. feet)

Floor area excludes the Double Garage, Store Room and Courtyard.
Plan produced using PlanUp.



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

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



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.