



Cutting Road, Abington, CB21 6AJ

CHEFFINS

Cutting Road

Abington,
CB21 6AJ

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Guide Price £1,000,000

- Detached Family Residence
- Four/Five Bedrooms
- Open Plan Kitchen/Dining Room
- Secluded Study
- Expansive Principal Bedroom Suite With Stunning En-Suite Bathroom
- Mature Grounds Totalling 0.43 Acre
- Off Road Parking And Dual Car Port
- Close Proximity To Granta Park

A highly attractive and substantial detached residence, extending to approximately 2,343 sq ft, which has been thoughtfully improved and updated by the current owners. The property offers beautifully presented and versatile accommodation, ideal for modern family living. Set within mature, well-established grounds of around 0.43 of an acre, the home enjoys a desirable position on the outskirts of this thriving and sought-after village, nestled on the edge of the historic former land settlement.





LOCATION

Cutting Road is situated within the highly desirable and much sought-after village of Great Abington, just 7 miles south of the historic university city of Cambridge and the Addenbrooke's Biomedical Campus. Ideally located within the heart of the Cambridge science and research cluster, the village offers convenient access to Granta Park, the Babraham Research Campus, and other leading scientific hubs. Perfectly suited for commuters, the area benefits from excellent road links and proximity to mainline railway stations providing fast connections to Cambridge and London. This particular property forms part of an exclusive and thoughtfully designed development, combining architectural distinction with quality craftsmanship. Set along a quiet, tree-lined road, the home enjoys a peaceful setting within walking distance of the village centre and its wide range of amenities, including a village shop/post office, nursery and primary schools, a popular inn/restaurant, and a recently opened coffee shop. Residents also benefit from the vibrant community facilities at the Institute, which offers a café, meeting rooms, and event space overlooking the village green and cricket pitch—creating a true sense of village life.

COVERED ENTRANCE

with outside light, timber entrance door with leaded and frosted glazed panel leading into:

RECEPTION HALLWAY

coved ceiling with inset downlighters, double coats cupboard with shelving and hanging rail, radiator, double glazed and frosted windows to the front.

LIVING ROOM

coved ceiling with inset downlighters, feature fireplace with log burning stove, natural brick chimney breast, raised tiled hearth, double panelled radiator, provision for panelled radiators, provision for wall mounted television and double glazed windows to two aspects and double glazed bi-fold doors leading out to the rear garden.

SITTING ROOM

coved ceiling with inset downlighters, feature open fireplace, natural brick chimney breast, tiled hearth and wooden bressumer, fitted adjustable bookshelving from Neptune, double panelled radiator, radiator, double glazed window to the front.

STUDY

approached via twin glazed doors from sitting room with fitted Neptune furniture incorporating desk, adjustable shelving, wall shelving and storage drawers, coved ceiling with inset downlighters.

KITCHEN/DINING ROOM

Kitchen has been recently refitted with a generous range of storage cupboards and drawers to base and eye level with stone working surfaces with butler style sink unit with mixer tap, fitted Miele appliances including electric fan oven, microwave combination oven, induction hob with extractor hood above, fitted and concealed AEG tall refrigerator, fitted and concealed AEG dishwasher, wall shelving with recess lighting, coving, downlighters, tiled floor with underfloor heating, double glazed windows and twin double glazed doors to the rear leading out to the garden.

UTILITY ROOM

range of storage cupboards with square edge working surfaces, inset single drainer sink unit with mixer tap, space for freezer, Worcester oil fired boiler providing domestic hot water and central heating system, plumbing and space for automatic washing machine and space for tumble dryer, tiled floor, double glazed window to the rear, panelled and glazed door leading out to the rear garden.

REAR HALL

with twin glazed doors from sitting room, staircase rising to the first floor with natural timber handrail, newel posts and painted spindles, understairs storage cupboard, radiator, coved ceiling with inset downlighters, panelled and double glazed door leading to outside.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., pedestal wash hand basin with mixer tap, range of storage cupboards with rolltop working surfaces above, further large shelved storage cupboard, ceramic tiling to walls, wall shelving, double glazed and frosted window to the rear, heated towel rail/radiator.

FAMILY ROOM/BEDROOM 5

coved ceiling with inset downlighters, double glazed windows to the front and side.

ON THE FIRST FLOOR**LANDING**

ceiling with inset downlighters, access to loft space, radiator, double glazed Velux rooflight, cupboard housing pressurised hot water cylinder.

BEDROOM 1

with a pair of fitted wardrobes, a pair of radiators, ceiling with inset downlighters, double glazed windows to three aspects.

ENSUITE BATH/SHOWER ROOM

with six piece suite comprising freestanding bath with floor

mounted mixer with handheld rose, walk-in shower with glazed sliding shower screen, drencher shower head and handheld rose, a pair of wash hand basins with mixer taps sitting on marble top with storage drawers below, bidet, low level dual flush w.c., tiled floor, part tiled walls, heated towel rail/radiator, ceiling with downlighters and extractor fan, double glazed and frosted window to the rear.

BEDROOM 2

ceiling with inset downlighters, radiator, fitted wardrobe cupboard, double glazed window to the rear.

BEDROOM 3

fitted wardrobe cupboard, ceiling with inset downlighters, double panelled radiator, double glazed Velux rooflight, double glazed window.

FAMILY BATHROOM

white three piece suite comprising panelled shower bath with mixer tap, shower unit above with drencher shower head and handheld rose, glazed shower screen, wash hand basin with mixer tap and storage drawers below, low level dual flush w.c., heated towel rail/radiator, attractive tiling to walls, double glazed rooflight, double glazed and frosted window to the rear, ceiling with inset downlighters, extractor fan.

BEDROOM 4

ceiling with inset downlighters, radiator, double glazed window to the front.

OUTSIDE

Electric 5-bar gate with access to gravelled driveway with turning area, mature hedgerow, mature trees and lawned area, DETACHED GARAGE with pitched tiled roof underneath weatherboarded elevations with adjoining covered store, open parking area and garage, power and light connected and storage to eaves.

Rear garden which is principally laid to lawn with hedging, close boarded fencing, post and rail fencing, patio area, timber decking with views to the rear over the adjoining paddock land.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,000,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire





**Approximate Gross Internal Area 2343 sq ft - 217 sq m
(Excluding Garage)**

Ground Floor Area 1296 sq ft – 120 sq m

First Floor Area 1047 sq ft – 97 sq m

Garage Area 132 sq ft – 12 sq m





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.

