



Bourn Bridge Road, Little Abington, CB21 6BJ

CHEFFINS

Bourn Bridge Road

Little Abington,
CB21 6BJ

Faragon House is a substantial, detached residence of about 3,394 ft.². This property is a fine example of modern contemporary architecture, finished to an exceptional standard with well-planned accommodation, incorporating impressive circulation space as well as open-plan high specification designer German kitchen, five bedrooms with three en suites as well as family bathroom. The property sits well within its thoughtfully landscaped grounds which extend to about 0.27 of an acre in the most desirable location towards the edge of this thriving, well-served village about 8 miles south east of Cambridge city.

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Guide Price £1,600,000





LOCATION

Little Abington is a delightful village, situated approximately 7 miles to the south east of Cambridge. The adjoining village of Great Abington boasts a range of amenities including a thriving primary school, village shop/post office, public house and recreation ground. Further secondary schooling is available in the nearby village of Linton. For the commuter there are mainline stations at both Whittlesford and Audley End providing direct links to London, while the nearest M11 motorway access points are located at Duxford (Junction 10, north and south) or Stumps Cross (Junction 9, south only).

STORM PORCH

with lobby off, double cupboard with coat and shoe storage, courtesy lighting and soft close doors.

CLOAKS/SHOWER ROOM

large walk-in tiled shower, drencher shower head, handheld rose, remote controls, dual flush w.c., cylindrical wash hand basin with wall mounted mixer, storage cupboard, downlighters, tiled floor with underfloor heating, heated towel rail/radiator, downlighters and recirculated air vent.

LIVING ROOM

feature contemporary style open fireplace with floating hearth, porcelain tiled floor with recessed carpet and underfloor heating, triple glazed rooflights with recessed lighting, spot lamps, full height double glazed sliding doors to the rear leading out to the garden. Open through to:

KITCHEN/DINING/LIVING ROOM

Kitchen is fitted with Eggersmann designer German kitchen cabinets with granite working surfaces with matching upstands, island unit with corner undermount with grooved drainer with boiling water tap with chilled drinking water, soap dispenser and waste disposal, breakfast bar. Range of high quality fitted appliances including a pair of concealed fridge/freezers, a pair of Siemens ovens one with microwave and steam oven facilities, a pair of warming drawers, Siemens dishwasher, induction hob with extractor fan above, designer lighting, air conditioning point, open through to:

PANTRY

with further fitted Eggersmann drawer units and cupboards, granite working surfaces with matching upstands and grooved drainer, undermount sink unit with mixer tap, waste disposal and soap dispenser, additional fitted and concealed dishwasher, Siemens oven and bean to cup coffee machine, double glazed door leading to outside and porcelain tiled floor with recess matwell and underfloor heating.

DINING AREA

with designer recessed lighting, triple glazed roof light and floor to ceiling double glazed windows and doors to garden, wall lights.

LIVING ROOM

with triple glazed roof light, recessed lighting, wall mounted log burner, air conditioning point, ceiling with inset downlighters, porcelain tiled floor with underfloor heating, double glazed full height windows and bi-fold doors leading out to the garden.

HOME OFFICE/STUDY

fitted with bespoke cabinetry including Corian topped desk with wire management and wireless charging points, walnut

veneer shelving and storage cabinets, designer lighting, porcelain tiled floor with underfloor heating, double glazed windows to front and side and ceiling with inset downlighters.

UTILITY ROOM

sink unit with mixer tap, storage cupboard, plumbing and space for automatic washing machines, and space for tumble dryer. Broom cupboard, porcelain tiled floor with recess matwell, underfloor heating, double glazed doors and windows to the side.

INTEGRAL GARAGE

with remote control up and over door to the front, pressurised hot water cylinder, double doors to the rear leading out to the side garden, power and light.

ON THE FIRST FLOOR

LARGE LANDING

access to loft space, recess downlighting, radiators, air conditioning vent, double glazed window to the rear.

PRINCIPAL BEDROOM

A most impressive room, full height vaulted ceiling, feature double glazed window and Velux rooflight, curved wall, open dressing room with hanging and drawers, architectural radiators, pocket door open through to:

ENSUITE

walk-in shower with curved tiled wall, drencher shower head, wall mounted remote controls, freestanding double ended bath with pillar mixer tap and handheld rose, a pair of wash hand basins with wall mounted mixers, bowl style wash hand basins, shelving and cabinets below, tiled floor with underfloor heating, tiled walls, heated towel rail/radiator, ceiling with inset downlighters, dual flush w.c., double glazed and frosted window to the side, air vent.

BEDROOM 2

full height vaulted ceiling, double glazed windows, ceiling with inset downlighters, recess lighting, radiator, open to:

DRESSING ROOM

range of fitted furniture with storage cupboards, wardrobes and drawers, radiator, ceiling with downlighters, double glazed window to the front, pocket door through to:

ENSUITE SHOWER ROOM

wall hung wash hand basin, storage drawer and shelf below, walk-in tiled shower with drencher shower head, handheld rose, dual flush w.c., tiled floor with underfloor heating, heated towel rail/radiator, double glazed frosted window to the side.

BEDROOM 3

ceiling with inset downlighters, feature wall with fitted wardrobes and drawers behind, ceiling with inset downlighters, radiator, double glazed windows to the front, pocket door to:

ENSUITE SHOWER ROOM

bowl style wash hand basin, wall mounted mixer, storage drawer and shelf below, tiled floor with underfloor heating, walk-in tiled shower, drencher shower head, handheld rose, dual flush w.c., heated towel rail/radiator, air vent, ceiling with inset downlighters, double glazed and frosted window to the side.

BEDROOM 4

fitted wardrobe cupboard, exposed and sealed floorboards, radiator, ceiling with downlighters, feature wall and double glazed window to the rear.

FAMILY BATHROOM

with bowl style wash hand basin, wall mounted mixer, range of fitted storage cupboards, freestanding double ended bath with pillar mixer tap, handheld rose, walk-in shower with ceiling mounted drencher showerhead, separate handheld rose, remote controls, ceiling with inset downlighters, air vent, dual flush w.c., heated towel rail/radiator, tiled floor with underfloor heating, double glazed and frosted window to the side.

BEDROOM 5

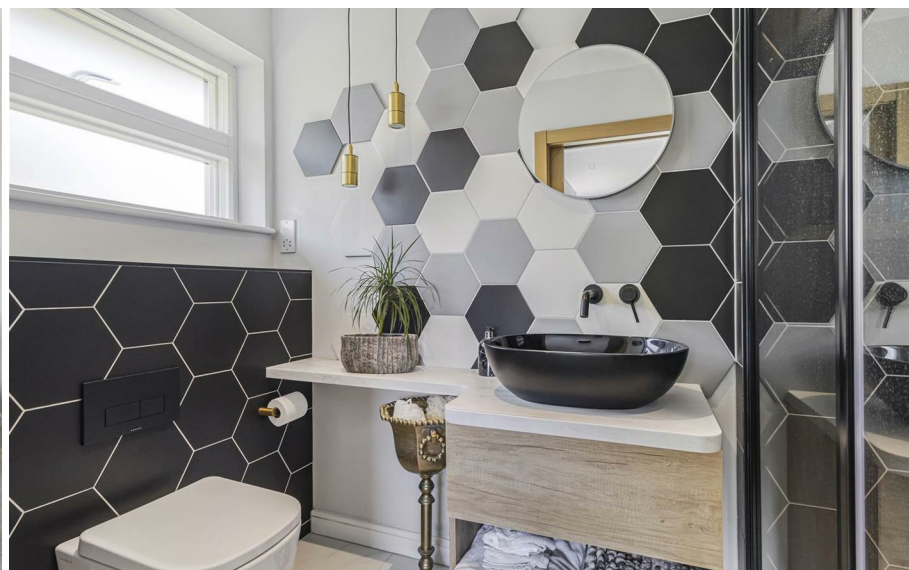
with radiator and double glazed window to rear.

OUTSIDE

The property sits in its own delightful established grounds which are thoughtfully landscaped with a generous turning gravelled driveway to the front, lawned area, well stocked shrubs, mature trees, concealed oil tank, mature hedgerow.

The rear gardens are a particular feature and have been landscaped with formal lawned areas, paved seating area with outdoor fireplace, paved patio area, timber storage shed, further paved terrace to the rear, a number of mature specimen trees as well as well stocked flowering and shrub beds with deep hedgerows, paved garden to the side with external oil fired boiler.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,600,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council



**Approximate Gross Internal Area 3394 sq ft - 316 sq m
(Excluding Garage)**

Ground Floor Area 1879 sq ft – 175 sq m

First Floor Area 1515 sq ft – 141 sq m

Garage Area 312 sq ft – 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

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.



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