



South Road, Abington, CB21 6AU

CHEFFINS

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CB21 6AU

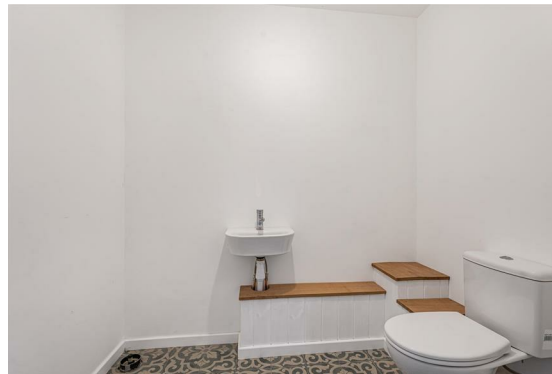
- Detached New Build Home
- Four Bedrooms
- Three Reception Rooms
- Stylish Open Plan Kitchen/Dining Room
- Large Gravelled Driveway
- 0.5 Acre Plot
- Air Source Heat Pump

A well-proportioned, newly constructed detached timber framed family home built to a good specification with strong eco credentials. The property offers versatile accommodation, centred around an attractive open-plan kitchen and dining space and complemented by an expansive principal bedroom suite. Set within a generous half-acre plot, the house occupies a prime position on a private road on the edge of this well-served and highly sought-after village. Offered with no onward chain.

5 2 2

Guide Price £750,000





LOCATION

Abington is a highly regarded and well-served village set amidst open countryside, yet remains exceptionally well connected. The village offers a strong sense of community along with a range of local amenities including a primary school, village shop, public house and recreational facilities. For a broader range of shopping, schooling and cultural amenities, the historic city of Cambridge is within easy reach, as is the market town of Haverhill. Transport links are a particular strength, with the A11 providing direct access to Cambridge, the M11 and the wider motorway network. Whittlesford Parkway railway station is nearby, offering regular services into London Liverpool Street, while Cambridge station provides fast connections to London King's Cross. The area is also well regarded for its schooling, with a number of highly respected state and independent options in the surrounding area.

TIMBER FRAMED STORM PORCH

with tiled roof covering the panelled glazed entrance door leading through into:

ENTRANCE HALLWAY

with decorative tiled floor, stairs rising to first floor accommodation with open understairs area, radiator, double glazed window to front aspect, panelled doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, timber upstand, radiator, tiled flooring, extractor fan.

KITCHEN/DINING ROOM

Open plan area which encapsulates modern living well providing a wonderful space to relax and entertain. Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers in a traditional Shaker style with treated timber work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring induction hob with tiled splashback, extractor hood above, integrated Bosch oven below, space and plumbing for dishwasher, kitchen island with further built-in storage cupboards fitted with soft closing feature, engineered oak flooring, radiator, double glazed windows to both side and rear aspect. Dining area with engineered oak flooring, radiator, double glazed window to side aspect, set of double glazed French doors leading out to decking, panelled door leading through into:

UTILITY ROOM

collection of base mounted storage cupboards with treated timber work surface, inset stainless steel sink with hot and cold mixer tap, tiled splashback, space and plumbing for washer/dryer, tiled flooring, pressurised hot water cylinder, extractor fan, panelled glazed door leading out onto side aspect.

SITTING ROOM

with engineered oak flooring, radiators, wealth of

double glazed windows to both front and side aspect, set of double glazed French doors leading out onto garden.

FAMILY ROOM

with engineered oak flooring, radiator, double glazed window to front aspect.

ON THE FIRST FLOOR

LANDING

with engineered oak flooring, radiator, double glazed window overlooking garden, double glazed window to front aspect, panelled doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with engineered oak flooring, radiator, double glazed windows to both side and rear aspects, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle, dual wall mounted shower head with tiled surround and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, wall mounted shaver point, lighting, heated towel rail, tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 2

with engineered oak flooring, radiator, double glazed windows to both front and rear aspects.

BEDROOM 3

with engineered oak flooring, radiator, double glazed window to front aspect.

BEDROOM 4

with engineered oak flooring, radiator, double glazed window to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and panelled bath, hot and cold mixer bath

tap, wall mounted shower head attachment, glazed shower partition, tiled surround, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, heated towel rail, tiled flooring, wall mounted shaver point and light, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

OUTSIDE

To the front the property is approached off South Road via a dropped kerb leading onto a gravelled driveway with enough parking for multiple vehicles this driveway sweeps around and is bordered by lawned areas and handful of mature trees leading to the detached timber shed as well as the location of the air source heat pump with open access to the rear garden. Wall mounted EV charging point.

The rear garden is principally laid to lawn with an expansive almost half an acre plot bordered by fencing to one side and more natural wall in the form of mature shrubs and trees to the rear. There are a handful of mature trees on the site. Water bypass treatment plant and further outside power point. Led directly off the rear part of the property is an extensive decking area ideal for outside entertaining and relaxing with further outside power point.

AGENTS NOTE

Tenure - Freehold

Council Tax Band - TBA

Property Type - Detached House

Property Construction - Timberframe Structure with

Timber Cladding and Slate Roof

Number & Types of Room - Please refer to floor

plan

Square Footage - 1900

Parking - Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply

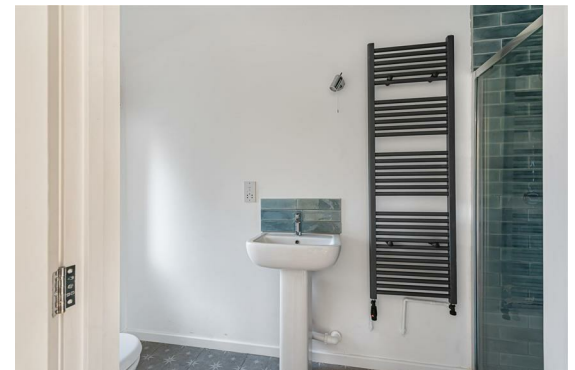
Water Supply - Mains Supply

Sewerage - Sewerage treatment plant

Heating - Air source heat pump, radiators, electric

Broadband - Ultrafast Available

Mobile Signal/Coverage - OK







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	87
EU Directive 2002/91/EC		

Guide Price £750,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1884 sq ft - 175 sq m

Ground Floor Area 942 sq ft - 87.5 sq m

First Floor Area 942 sq ft - 87.5 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.

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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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