Cambridge Road, Little Abington, CB21 6BL

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Little Abington,
CB21 6BL

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Guide Price £1,300,000

A unique and very special opportunity to acquire a most impressive and substantial, detached residence of exceptional quality, providing most stylish and beautifully presented accommodation, set over three storeys, and extending, in all, to about 3,325 ft². The property originally dates back to the 1920s, and has been sympathetically extended and improved to the highest specification and incorporates many stunning features and includes a wonderful open-plan, kitchen/living room/dining room with high vaulted ceilings, delightful, generous mature gardens extending to about 0.58 of an acre, extensive off-street parking and garage.

LOCATION

The property occupies a prominent non-estate location towards the edge of this highly sought-after village, and both Little and Great Abington provide an excellent range of local amenities, including the primary school and post office/stores. The university city of Cambridge is about 7 miles distant and the village is so well placed for access to the Addenbrookes campus and major routes, including the A11, A14 and M11 motorway.

ENTRANCE DOOR TO:

ENTRANCE LOBBY
With a feature high semi vaulted ceiling and leaded light windows to front aspect , wood panelled entrance door to:

RECEPTION HALL
With radiator, built in storage cupboard under stairs, natural wood style flooring, feature leaded light windows to front aspect with stained glass inserts, and staircase off to first floor.

CLOAKROOM
With low level WC and vanity style unit with wash hand basin, mixer taps and cupboards below, ceramic tiled flooring, radiator, feature leaded light windows to front aspect with stained glass inserts.

LIVING ROOM
With feature open brick fireplace with tiled hearth, two radiators, leaded light glazed windows to front aspect, picture rails and cornicing to ceilings. A pair of doors open to the stunning open plan kitchen/living/dining room.

KITCHEN / LIVING / DINING ROOM
An atmospheric, light and spacious area with two high level vaulted ceilings with roof lights. The kitchen area incorporates a bespoke and high specification units with butler sink with mixer taps and cupboards below, two integrated dishwashers and a large central island style unit with Quartz worktops, drawers beneath and breakfast bar. Further extensive base units comprising Quartz work surfaces, drawer storage, integrated 4 point Neff induction hob with contemporary style stainless steel extractor cooker hood above, two slide and hide integrated Neff ovens. Integrated fridge/freezer and full height shelved cupboards and further larder style units. Attractive Oak flooring throughout, full height sealed unit double glazed doors leading out to the rear gardens and full height sealed unit double glazed windows providing a wonderful vista over the gardens and two pairs of full height sealed unit double glazed doors leading to the large raised paved terrace and gardens. Within the kitchen area there is an additional base unit with a preparation sink, extensive drawers and cupboards set beneath a natural wooden style work surface, traditional style radiator and opening to:

UTILITY ROOM
With inset sink unit with mixer taps, cupboards beneath, extensive work surfaces with space and plumbing for washing machine and space for tumble dryer. Worcester boiler, storage cupboards, further base units comprising work surfaces with cupboards beneath and range of wall storage cupboards, space for upright fridge freezer, ceramic tiled floor, sealed unit double glazed windows to side aspect and door leading to a paved courtyard style area to the side of the property which in turn leads to the garage.

DRAWING ROOM
A wonderful light and spacious reception room with a feature central fireplace with carved wooden surround and mantle, 3 radiators, seal unit double glazed windows to front and rear aspect overlooking the garden, full height sealed unit double glazed doors leading to the paved terrace and gardens.

FIRST FLOOR LANDING
Feature glazed windows with leaded light and stained glass inserts to front aspect, picture rail. Staircase leading to second floor and doors to:

PRINCIPAL SUITE
Comprising bedroom with radiator, sealed unit double glazed windows to rear aspect, picture rails and opening to:

ENSUITE DRESSING ROOM AND BATHROOM
With a range of fitted wardrobes, sealed unit double glazed windows to side aspect, contemporary style sink unit with mixer tap, free standing bath and a large walk in tiled shower area with wall mounted fixed shower head above and hand held shower, glazed sides, low level WC and a large sealed unit double glazed Velux window to rear aspect, trap door to roof space, wall mounted vertical radiator/towel rail.

BEDROOM TWO
With radiator, built in wardrobe/storage cupboard, sealed unit double glazed windows to rear aspect, opening to:

ENSUITE SHOWER ROOM
With large walk in tiled shower area with high level fixed shower head and hand held show, vanity style unit with wash hand basin, mixer taps above, drawers beneath, low level WC, sealed unit double glazed windows to side aspect.

BEDROOM THREE
With two radiators, built in shelved storage cupboard, sealed unit leaded light windows to front aspect and glazed windows to side aspect, picture rail.

BATHROOM
With a freestanding bath with mixer taps and shower attachment to side, vanity style unit with wash hand basin set on a pine stand with drawers beneath and shelves, large walk in shower area with fixed shower unit and hand held shower, glazed sides, low level WC, built in shelved linen cupboard, radiator/towel rail and windows to front aspect with leaded lights.

SECOND FLOOR LANDING
With sealed unit double glazed windows to front aspect.

BEDROOM FOUR
With radiator, sealed unit double glazed windows to rear aspect with delightful views over the rear gardens and paddocks beyond, sealed unit double glazed Velux window to side aspect, sloping eaves and opening through to a storage/dressing area/playroom. Sliding door to:

ENSUITE SHOWER ROOM
With a walk in shower area with ceramic tiled walls, high level shower unit, glazed sides, vanity style unit with wash hand basin, mixer tap and drawers beneath, low level WC, electric shaver socket, radiator/towel rail, ceramic tiled floor, sealed unit double glazed window to front aspect.

BEDROOM FIVE
Exposed brick chimney breast, sealed unit double glazed windows to rear aspect with views over gardens and paddocks beyond, sealed unit double glazed Velux window to side aspect and opening to recessed storage area and built in eaves storage cupboards.

OUTSIDE
There are a pair a 5 bar gates leading to a long sweeping shingle stone driveway which leads to an extensive parking and turning area. Adjacent to which is a detached garage with a pair of gates to side leading to an enclosed area utilised for storage, oil tank. Attractive brick wall to side with gate leading to a paved courtyard between the house and garage, log store, external lighting. To the other side of the house there is a part walled area of garden laid to lawn. To either side of the driveway there is a garden area laid to lawn with a number of mature trees, shrubs and bushes. To the rear of the property there is a delightful, generous, mature garden which is principally laid to lawn with a great variety of mature shrubs, bushes, trees and hedgerow around. There is also well stocked borders, and immediately adjacent to the property itself there is a large paved terrace and further paved terrace, covered by a high level tiled canopy ideal for entertaining and alfresco dining with brick built BBQ. Detached timber storage building.

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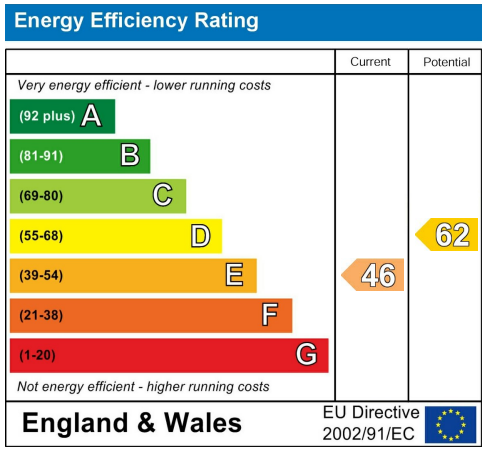

Guide Price £1,300,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire

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Approximate Gross Internal Area 3225 sq ft - 300 sq m
(Excluding Garage)
Ground Floor Area 1589 sq ft – 148 sq m
First Floor Area 1085 sq ft – 101 sq m
Second Floor Area 551 sq ft – 51 sq m
Garage Area 207 sq ft – 19 sq m

Ground Floor First Floor Second Floor

PINK PLAN

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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