



Lodge Close, Great Abington, CB21 6DL

CHEFFINS

Lodge Close

Great Abington,
CB21 6DL

- Newly Constructed Home- 6 Year Warranty Remaining
- Double Garage Converted To Home Gym
- Mature South-Facing Rear Garden
- Stunning Finishes Throughout
- Award Winning South Cambridgeshire Village
- Within Easy Reach Of Cambridge & Major Routes

A rather special and most handsome recently constructed home of remarkable quality and style with a plethora of luxuriously appointed finishes, occupying an enviable south facing corner plot in this highly sought-after south Cambridgeshire village

4 3 2

Guide Price £1,250,000





LOCATION

The highly sought-after and most desirable village of Great Abington is located just 7 miles from the university city of Cambridge and Addenbrookes campus. The village is also uniquely positioned within the Cambridge science cluster and is located close to Granta Park and the Babraham research campus. The village is also well placed for the commuter with easy access to major routes and mainline stations. This property is part of an exclusive and select scheme of luxury homes, originally designed by highly acclaimed architects, Snell David, and constructed by renowned local developers, Laragh Homes. The property overlooks a beautiful landscaped green to the front and is perfectly positioned in an idyllic and picturesque setting within a short walk of the heart of the village with an excellent range of local amenities, including nursery and primary schools, village shop/post office and inn/restaurant as well as a newly opened coffee shop. There is also the Institute hall with café, meeting space and event rooms overlooking the village cricket pitch.



1 Lodge Close

Nestled amongst mature trees and occupying an elevated spot on this idyllic small development close to the heart of the village, 1 Lodge Close is imposing yet sympathetically blends in to it's pretty surroundings.

A lasting impression is made upon arrival with a stunning vaulted entrance hall with double height windows flooding the property with natural light. Bespoke door curtain by Hillarys and intruder alarm fitted. Off the hallway, the heart of the home is the magnificent and incredibly stylish kitchen/dining/family room.

The Kitchen

features stunning in-frame shaker style eye and base level units with soft-close mechanism and under cupboard lighting; complementary silestone worktops, upstands and splashback area with under-mounted stainless steel sink with Quooker instant boiling water tap. The central island is very special feature with feature pendant lighting over and Elica induction ventilation hob. Further storage cupboards and drawers and breakfast bar. Full height larder-style units house an integrated Siemens oven and combination microwave as well as an integrated Bosch fridge/freezer and Bosch dishwasher. There is also a separate larder with extensive storage and shelving. Triple French doors open to the generous rear garden and paved sandstone patio area with full height bespoke blinds by Hillarys.

The Utility Room

is a stylish continuation of the kitchen and features a range of matching eye and base level units with silestone work surface, space for washing machine and tumble dryer and stainless steel sink with contemporary chrome mixer tap. Door to side access.

Study & Home Gym

Double doors with inset glass panelling lead to the study area with double glazed window to front aspect and door to plant room housing the water cylinder, controls for underfloor heating and air source heat pump as well as extra storage. The study leads through to the home gym which has been converted from the garage by the current owners with insulated flooring and downlighting installed. Door to rear access and original double garage doors to front are still in situ, ready to be converted back if desired.

Living Room

The generously proportioned living room with feature bay window overlooking the central green area to the front is a stunning and cosy space. The bay window has been enhanced by a bespoke Hammonds hand crafted seat with storage under and complementary fitted shelving and storage units either side of the central chimney breast. The bay window also features bespoke shutters and is framed by bespoke curtains, both by Hillarys. The wood burning stove is also a special feature and an attractive focal point in the room.



Cloakroom

with stylish wall and floor tiles, floor standing WC and inset wall mounted flush plate, wall hung vanity unit with storage and sink with stainless steel mixer tap over, stainless steel towel rail and window to front aspect with bespoke Hammonds shutters as well as under stairs storage complete the ground floor.

Stairs rising to the first floor where the welcoming galleried landing area is filled with natural light and has a further storage/linen cupboard.

The Principal Bedroom Suite

is a generous space overlooking the rear garden with bespoke curtains and feature wall lights. The dressing area is generously appointed with a variety of hanging rails, drawers and shelving with automatic lights. The principal en-suite is a stunning light and bright space with underfloor heating and stylish large format floor and wall tiles, shower enclosure with rain head and further handheld attachment, separate bath with fully tiled bath panel, wall mounted mixer tap controls and separate handheld shower attachment, floor standing WC and inset wall mounted flush plate, wall hung vanity unit with storage and sink with stainless steel mixer tap over, stainless steel towel rail and window to side aspect with fitted roller blind.

Bedroom 2

is characterful and spacious with feature window to front aspect and vaulted ceiling. The secondary en-suite features stylish large format floor and wall tiles, shower enclosure with rain head and further handheld attachment, floor standing WC and inset wall mounted flush plate, wall hung vanity unit with storage and sink with stainless steel mixer tap over, stainless steel towel rail and window to front aspect with fitted roller blind.

Bedroom 3

to the front of the property is a well-proportioned space with window to front aspect, overlooking the green with bespoke curtains.

Bedroom 4/ Dressing Room

has been carefully created and fitted by Hammonds and comprises a range of hanging rails, drawer space and shelving units with backlit wooden panels. Window to rear aspect with bespoke curtains.

Bathroom

The family bathroom is an elegant oasis with underfloor heating and stylish wall and floor tiles and large bath with tiled bath panel, wall mounted mixer tap controls, feature rain head shower with further handheld attachment and fitted glass shower screen. Floor standing WC and inset wall mounted flush plate, wall hung vanity unit with storage and sink with stainless steel mixer tap over, stainless steel towel rail and window to front



Outside

the large rear garden is principally laid to lawn with extensive Indian sandstone patio area and a delightful range of mature trees and shrubs. There is feature external lighting, power and tap. To the side of the property a close-board fence and side gate lead to the front driveway which is block paved and has further turfed and planted areas.

UTILITIES/SERVICES

Electric Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Air source heat pump

Broadband – Fibre available

Guide Price £1,250,000

Tenure – Freehold

Council Tax Band – G

Local Authority – South Cambs District

Council





Approximate Gross Internal Area 2317 sq ft - 215 sq m

Ground Floor Area 1081 sq ft – 100 sq m

First Floor Area 1236 sq ft – 115 sq m

Garage Area 211 sq ft – 20 sq m

(Excluding Garage)



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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