



Church Lane, Little Abington, CB21 6BQ

**CHEFFINS**

## Church Lane

Little Abington,  
CB21 6BQ

- Detached Single Storey Residence
- Four/Five Bedrooms
- Living & Dining Room With High Vaulted Ceilings
- Kitchen/Breakfast Room
- Utility Room
- Double Garage
- Mezzanine Area
- Mature Front Garden
- Chain Free

A well-proportioned single-storey residence, offering versatile accommodation and presenting an excellent opportunity for sympathetic improvement and modernisation. The property features a rather unique mezzanine area and benefits from a double garage as well as both a private rear garden and an extensive, mature front garden. Occupying an attractive position within this highly sought-after village and offered with no onward chain.

5 1 2

Guide Price £600,000





## LOCATION

Church Lane is a quiet and highly regarded village lane, set within the heart of the sought-after village of Abington, approximately 7 miles south-east of Cambridge. The village offers a popular primary school, village shop, public house, recreation ground and parish church, providing an excellent balance of community life and day-to-day amenities. For a wider range of facilities, the nearby village of Linton offers a Coop, medical centre, secondary schooling and leisure amenities. Abington is particularly well placed for access to Cambridge, the Biomedical Campus, and London via the A11 and M11, while Whittlesford Parkway and Audley End stations provide mainline rail services into London Liverpool Street. The surrounding countryside offers attractive walks and bridleways, making the location especially appealing to those seeking a semi-rural setting with strong connectivity.

**PANELLED GLAZED SLIDING DOOR**

leading into:

**ENTRANCE PORCH**

with open brick walls and panelled glazed door leading through into:

**ENTRANCE HALL**

with coved ceiling, loft access, radiator, coat cupboard, airing cupboard fitted with timber shelving housing hot water cylinder and panelled doors leading into respective rooms.

**CLOAKROOM**

comprising a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps with matching tiled splashback, wall mounted mirror medicine cupboard, coved ceiling, double glazed window fitted with privacy glass to front aspect.

**SITTING ROOM**

with part high vaulted ceiling, open fireplace with brick surround, wooden mantel, stone hearth, shelving fitted to the recess of the chimney breast, part coved ceiling, double panelled radiator, wall mounted lighting, double glazed window overlooking garden with double glazed sliding door leading out onto patio area, opening through to Dining Room, stairs rising to first floor accommodation.

**DINING ROOM**

with wood effect flooring, high vaulted coved ceiling, double panelled radiator, double glazed sliding door out onto garden and panelled door leading through into:

**KITCHEN/BREAKFAST ROOM**

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers with Corian work surface with inset stainless steel sink with hot and cold mixer tap, drainer to

side, space for fridge/freezer, integrated oven, integrated 4 ring electric hob with concealed extractor hood above, tiled splashback, space and plumbing for dishwasher, tile effect flooring, coved ceiling, inset downlighters, double panelled radiator, double glazed window to both side and front aspect, panelled door leading through into:

**UTILITY**

comprising a collection of both wall and base mounted storage cupboards with tiled effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap and drainer to side, base mounted oil fired boiler providing hot water and heating for the property, space and plumbing for washer/dryer, tile effect flooring, double glazed window to front aspect, panelled glazed door fitted with privacy glass leading out onto covered store area.

**FAMILY BATHROOM**

comprising of a three piece suite with panelled bath, hot and cold mixer bath tap, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror with cupboard with lighting above, shaver point inside, storage cupboards underneath wash hand basin, heated towel rail, wall mounted electric heater, coved ceiling, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

**PRINCIPAL BEDROOM**

with a wealth of built-in wardrobes fitted with railings and shelving, coved ceiling, radiator, walk-in shower cubicle with wall mounted electric Powershower and glazed shower partition, inset LED downlighters, coved ceiling, double glazed window to rear aspect.

**BEDROOM 2**

with built-in wardrobes fitted with railings and shelving, radiator, coved ceiling, double glazed window to side aspect, full height double glazed window to front aspect.

**BEDROOM 3**

with coved ceiling, radiator, double glazed window to rear aspect.

**BEDROOM 4**

with coved ceiling, radiator, double glazed window to front aspect.

**ON THE FIRST FLOOR****MEZZANINE LANDING**

with vaulted ceiling, access to eaves storage, coved ceiling, wooden railings, panelled door leading through into:

**STUDY/BEDROOM 5**

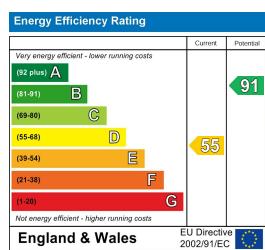
with vaulted coved ceiling, radiator, double glazed window to front aspect.

**OUTSIDE**

To the front the property benefits from an extensive and mature garden principally laid to lawn with a number of mature trees, enclosed by low level hedging to the front of one side and further more mature hedging to the other, paved pathway extending round to a front patio area leading onto the front entrance door.

To the rear is a private garden with a large paved patio area led both off the side gate as well as the sitting room providing a wonderful space to both relax and entertain, bordered by some hedging as well as enclosed by brick wall, outside tap, small opening adjacent to the brick wall leads onto the area principally laid to lawn with a pathway either side leading to a timber storage shed as well as a rear access door for the DOUBLE GARAGE fitted with power and lighting, accessed via the up and over doors, with parking in front, as well as the detached Garden Studio.





Guide Price £600,000

Tenure - Freehold

Council Tax Band - G

Local Authority - South Cambridgeshire District Council

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.

**Approximate Gross Internal Area 1597 sq ft - 149 sq m**

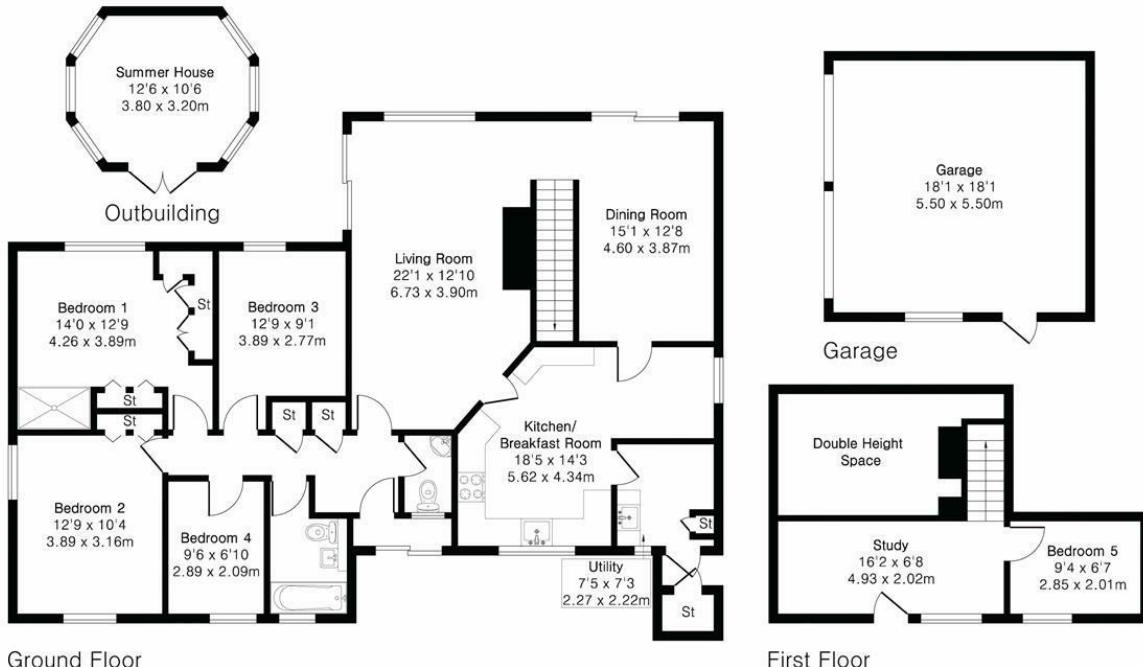
**(Excluding Garage & Outbuilding)**

Ground Floor Area 1407 sq ft - 131 sq m

First Floor Area 190 sq ft - 18 sq m

Garage Area 326 sq ft - 30 sq m

Outbuilding Area 116 sq ft - 11 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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