



Abbey Street, Ickleton, CB10 1SS

**CHEFFINS**



# Abbey Street

Ickleton,  
CB10 1SS

- Central village location
- Approx. 2,530 sqft
- Stunning, open plan kitchen/dining/living space
- Beautiful mature grounds of approx. 1.12 acres
- Covered outdoor kitchen/entertaining space
- Numerous useful outbuildings
- PV Solar panels

A substantial, detached residence set in beautiful, mature grounds of approximately 1.12 acres in the heart of the village. The property offers spacious and well-presented accommodation throughout, together with various useful outbuildings, including garden studio and summer house.

6 4 4

**Guide Price £995,000**







## LOCATION

Ickleton is a popular and highly sought after Cambridgeshire village close to the Essex border. The village has many fine period properties, an historic Church and a shop. Saffron Walden is around 5 miles and Cambridge is about 11 miles away. The M11 (junction 10) is approximately 3 miles distant and Great Chesterford mainline station with trains to Cambridge and London's Liverpool Street is about 11/2 miles away.

## GROUND FLOOR

### ENTRANCE HALL

Obscure glazed entrance door with adjoining obscure glazed panels, staircase rising to the first floor with understairs storage cupboard.

### CLOAKROOM

Comprising WC and wash basin.

### SITTING ROOM

A pair of windows with fitted shutters overlooking the street scene and Victorian fireplace (currently not in use).

### KITCHEN/DINING/LIVING SPACE

An impressive kitchen/reception room providing contemporary living. The kitchen comprises a range of units including a large central island with breakfast bar and granite worktop space, also incorporating integrated fridge, four oven Aga, twin bowl sink, dishwasher and pantry cupboard. Double glazed bi-folding doors providing a good degree of natural light and access to the terrace and outdoor kitchen area.

### UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, space for washing machine and fridge freezer, gas fired boiler. Double glazed window to the side aspect and obscure double glazed door providing access to the outdoor space and driveway.

### INNER HALL

A useful space with coat hooks and shelving.

### STUDY/BEDROOM

A multi-purpose room with double glazed window to the rear aspect and obscure glazed door providing access to the garden.

### SHOWER ROOM

Comprising shower enclosure, wash basin, WC and obscure double glazed window.

### DINING ROOM

A well-proportioned room with a lantern light providing natural light, together with a pair of

double glazed doors with adjoining windows providing access and views to the outdoor space and garden. Further glazed doors connecting to:

### FAMILY ROOM

A dual aspect room with double glazed windows overlooking the courtyard and garden, together with a glazed door providing access to the terrace and garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms.

### BEDROOM 1

Window to the side aspect with fitted shutters. Shower area with obscure double glazed window and a secondary area with low level WC, wash basin and obscure double glazed window.

### BEDROOM 2

Double glazed window to the front aspect with fitted shutters.

### EN SUITE

Comprising shower enclosure, WC and obscure double glazed window.

### BEDROOM 3

Double glazed window to the front aspect with fitted shutters and built-in wardrobe.

### BEDROOM 4

A pair of double glazed windows to the rear aspect with fitted shutters and views over the garden and beyond. Fitted wardrobes.

### BEDROOM 5

Double glazed window to the front aspect with fitted shutters.

### BATHROOM

Comprising bath, separate shower enclosure, wash basin, WC and obscure double glazed window.

### OUTSIDE

The property is set in the heart of a picturesque village enjoying extensive and mature grounds of

approximately 1.12 acres. To the side of the property is a gravelled driveway providing extensive parking with EV charging point and access to the garage. Adjoining the rear of the property is a substantial outdoor kitchen/covered entertaining space with a large terrace, in turn leading to an artificial lawn area. The garden is segmented into various areas including secret gardens and an extensive gravelled courtyard with mature hedging and garden studio. Behind the garden studio is a large, open covered store and workshop fitted with extensive shelving. A pathway leads to a large timber summer house and a further beautiful garden area which is mainly laid to lawn with an abundance of mature planting, trees, shrubs and hedging, providing a stunning outdoor space.

### GARDEN STUDIO

An excellent. multi-purpose garden studio accessed via glazed doors from the gravelled courtyard. Tiled flooring, power and lighting connected, useful deep storage cupboard and adjoining cloakroom with low level WC and wash basin.

### TIMBER SUMMER HOUSE

Accessed via glazed doors. Accommodation comprises kitchen with base and eye level units, sink, hob and oven and space for fridge freezer. Shower room with shower enclosure, WC and wash basin. Bedroom/study area with windows. Part-covered decking area.

### AGENT'S NOTES

The property has 17 PV solar panels which are owned outright and provide electricity. Any excess energy is sold back to the current supplier, Octopus Energy.

For more information on this property, please refer to the Material Information brochure that can be found on our website.

### VIEWINGS

By appointment through the Agents.







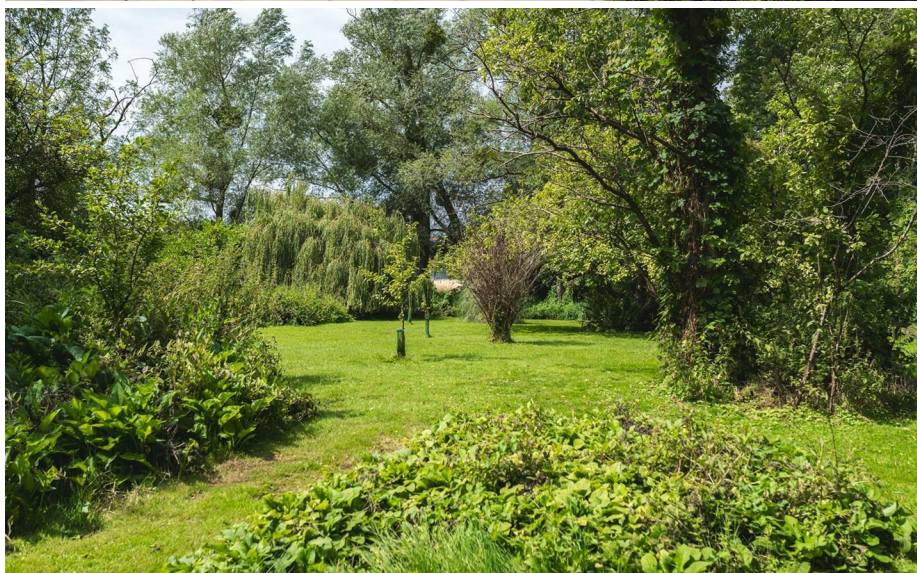















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Guide Price £995,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – South Cambridgeshire









Approximate Gross Internal Area  
 235.07 sq m / 2530.27 sq ft  
 (Excludes Outbuildings)  
 Outbuildings Area 88.84 sq m / 956.26 sq ft  
 Total Area 323.91 sq m / 3486.53 sq ft  
 (Including Outbuildings)

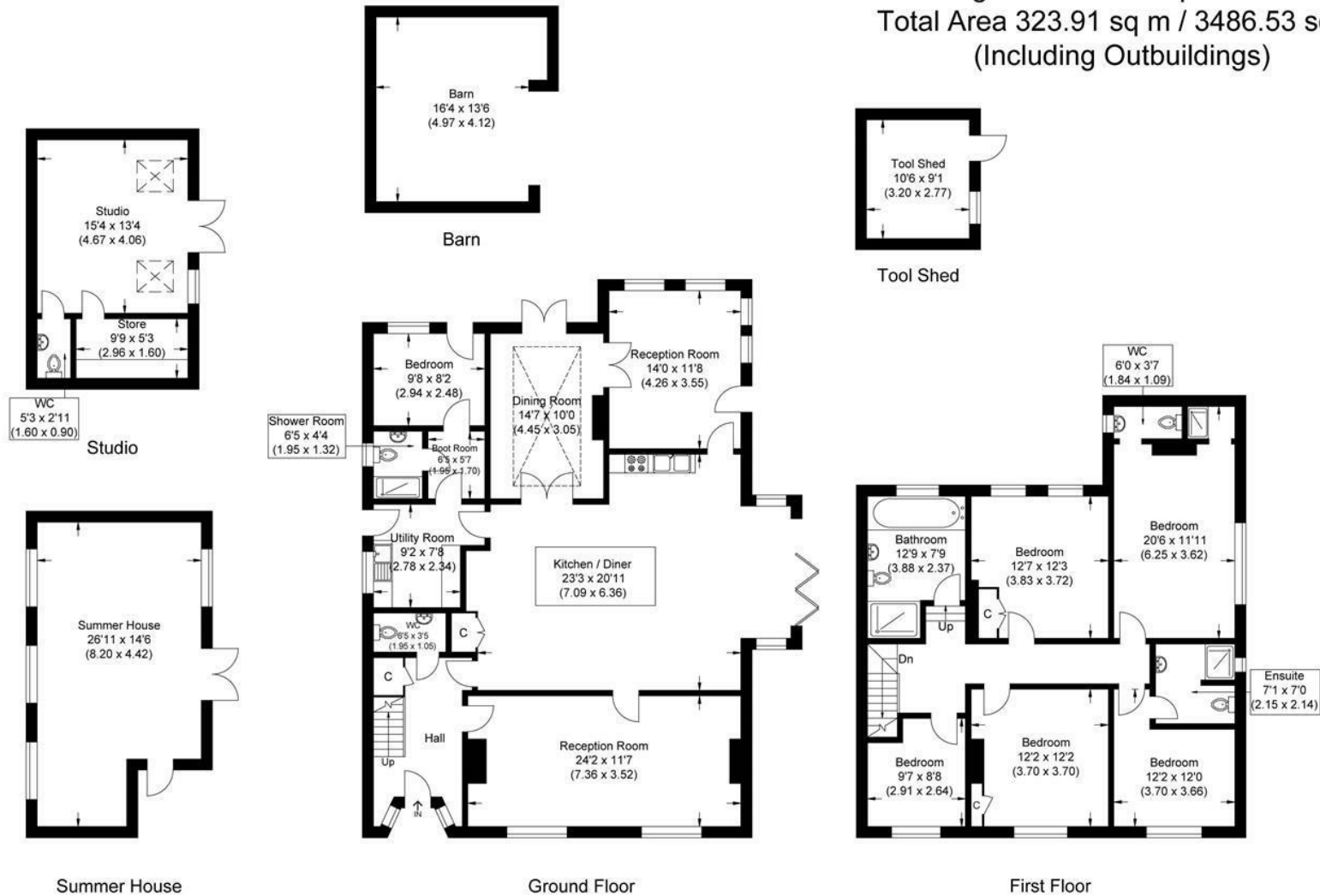


Illustration for identification purposes only, measurements are approximate, not to scale.





8 Hill Street, Saffron Walden, CB10 1JD  
01799 523656 | [saffron-walden@cheffins.co.uk](mailto:saffron-walden@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)



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.