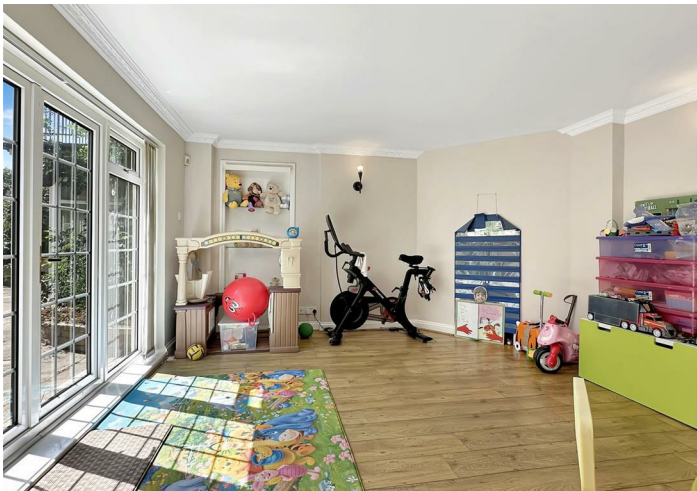




Bush & Co.





**21 South Road, Abington, CB21 6AU**

**Guide Price £1,150,000 Freehold**



Energy Rating Band D

Great Abington is one of South Cambridgeshire's most desired villages with a historic blend of period houses, a traditional free house public house, a Post office and store, a primary school, a medieval church, and select modern developments, which have added to the vibrancy of the community. Local football, cricket teams, bowls club, the parish benefits from the Institute for local events and coffee mornings. The location of the village allows a convenient road commute to the employment areas at Granta Park, Babraham Institute, Sanger Centre, also roads A11, M11, A505. Whittlesford Station is approximately 3 miles away.

Accommodation in detail comprises a pillared portico front door leading to a spacious reception hall with stairs to the first floor. Expansive sitting room with caped fireplace and French doors leading to the rear garden, a study, a family room, a fitted kitchen/ breakfast room, a dining room, a utility room, a rear lobby, and a shower room.

The first-floor landing leads to the principal bedroom with a dressing area and an en-suite shower room, a family bathroom, 2 further double bedrooms with en-suite shower rooms, and a double bedroom.

The annexe offers a kitchen/ dining room, bathroom, bedroom, store room, first floor landing, sitting room, and 2 bedrooms. The annexe is separate and could be incorporated into the main house with access via the ground floor utility.

Outside are impressive grounds with extensive parking, a detached double garage with a studio above, lawns, and shrubs. The rear garden is laid primarily to lawns, with a terrace adjacent to the rear of the house, trees, shrubs, surrounded by timber fencing, a south-west facing aspect.

Tenure: Freehold.

Main water and electricity.

Drainage is a private system, and oil-fired central heating.

Service road charge: TBA







## Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

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**[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)**

Established. Independent. Passionate



## Further Information

Tenure - Freehold

Council Tax - Band G

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

