



3 Church Lane, Little Abington, Cambridge, CB21 6BQ
Offers Over £350,000 Freehold



rah.co.uk
01223 800860

A CHARMING INDIVIDUAL DETACHED SINGLE STOREY RESIDENCE, FULLY REFURBISHED, BOASTING BRIGHT AND SPACIOUS ACCOMMODATION, AND LOCATED IN THE HEART OF THIS HIGHLY SOUGHT AFTER VILLAGE

- Two bedroom detached single storey residence
- Vaulted ceilings and exposed timbers
- Refitted kitchen/dining room
- Sitting room with wood burning stove
- Refitted shower room and separate cloakroom wc
- Chain free

No. 3, a former bakery and tearoom, enjoys a wonderful centre of village location and boasts and wealth of character and charm. The current owner has sympathetically refurbished the property yet taken great care to preserve much of its original character. The two principal reception rooms boast high vaulted ceilings with roof lighting, bathing both rooms with natural light and giving the property and lovely spacious ambience. The accommodation comprises a wood panelled front door to the kitchen/dining room, fitted with attractive shaker style cabinetry, ample fitted working surfaces with inset one and a half ceramic sink unit with mixer tap and drainer. There is an integral four ring induction hob with oven and extractor hood plus space for a washing machine, dishwasher and fridge/freezer. All is complemented by natural wood flooring and exposed timber beams. The sitting room, like the kitchen also boasts a vaulted ceiling with exposed timber beams and Velux roof lights, with feature fireplace and inset cast iron wood burning stove with exposed brick chimney breast, fitted book shelving and is freshly re-carpeted throughout. Off the sitting room is a bedroom with fitted wardrobe cupboard, French doors to the courtyard garden and an en suite cloakroom wc. From the kitchen area is the conservatory/study area with French doors to the courtyard garden and a door to bedroom 1 which is complemented by an en suite shower room. Outside, the courtyard garden is fully enclosed and laid mainly to paviour. The side courtyard garden is accessed via the conservatory/study and also gated access from the front of the house. This is also laid to paviour and has an oil tank and freestanding oil fired central heating boiler, with space for bin and bike storage.

Location

The Abingtons are situated approximately 8 miles south of Cambridge. Little Abington and its sister village of Great Abington take advantage of a popular and highly convenient location surrounded by delightful open countryside. Saffron Walden is about 8 miles away and local facilities include a primary school and village store with Post Office. Excellent schooling facilities are available at nearby Linton and Sawston, both of which have highly reputable village colleges with numerous adult educational amenities. The M11 Junction of Stumps Cross is about 4 miles away with the outskirts of London about an hour's drive and Stansted Airport only 25 minutes. In addition, the nearby mainline station at Whittlesford, only 3 miles away, offers a fast service to London Liverpool Street.

Services

Mains water, electricity and drainage are connected.
Oil fired central heating

Statutory Authorities

Cambridge City Council
Council Tax Band - C

Fixtures and Fittings

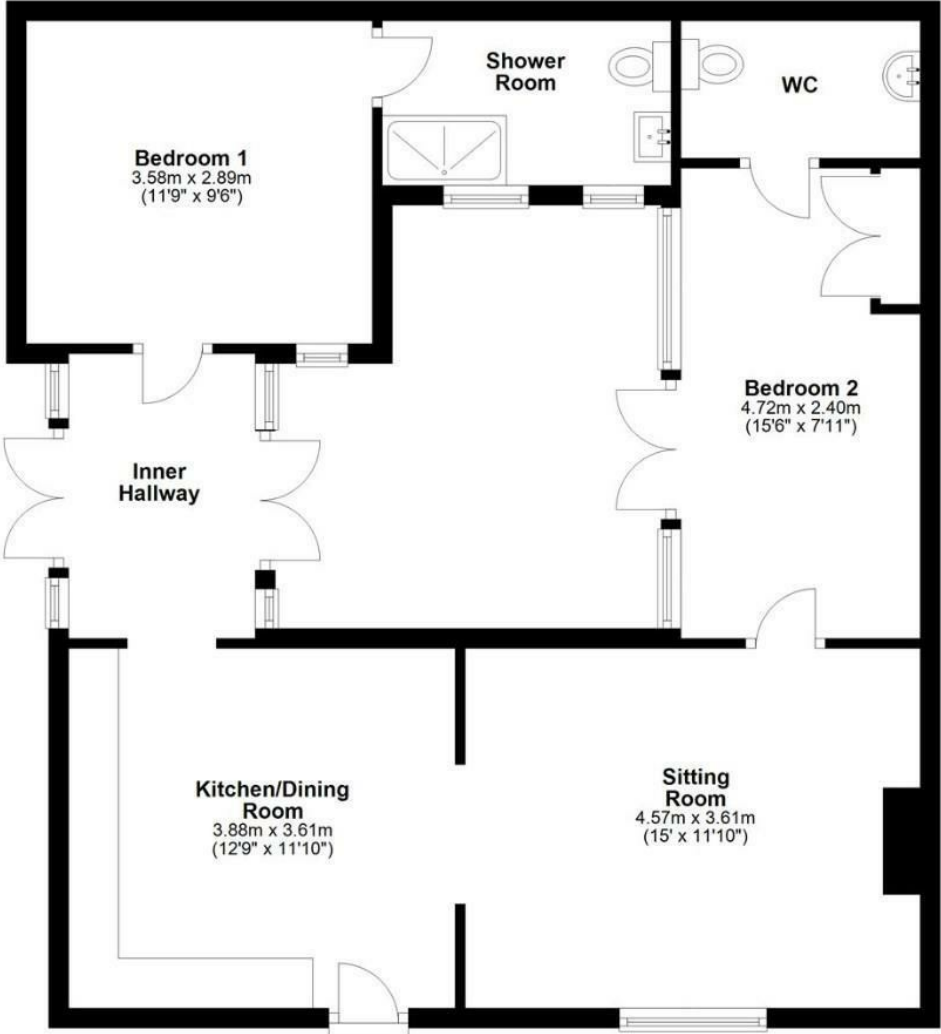
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

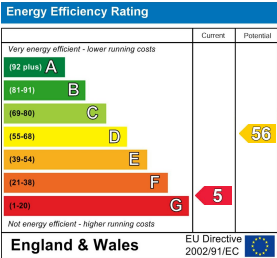
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



Approx. gross internal floor area 69 sqm (750 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

