



228 sqm / 2461 sqft

Double garage and parking

1100 sqm / 0.27 acre

1965

Detached house

EPC - D / 63

4 bed, 2 recep, 3.5 bath

Council tax band - G

Bourn Bridge

An absolutely stunning, high quality detached home, providing an exceptional level of comfort. The property is set in quiet location, within a generous south facing plot of over a quarter of an acre.



Guide Price
£1,100,000



The property has been thoughtfully extended and skilfully updated, using only the highest quality materials, including a stunning Neptune kitchen and an Orangery by David Salisbury.

Set well back from the road, the property is approached over gravelled driveway with a sweeping in and out access, set around a mature shrub border. The entrance hall is a lovely space for welcoming guests and there is a recently refitted cloakroom off.

The principal living space is an absolutely glorious room with ample space for the kitchen, dining and sitting areas. The open plan living and kitchen areas benefit from underfloor heating. The dining area opens to the sitting area, which is set below a large lantern and there are windows on all sides providing wonderful views over the garden. The kitchen is fitted to an exceptional level with bespoke Neptune cabinets set below quartz surfaces. There is a large central island, set beneath a second lantern, and this has twin inset ceramic sinks with a Quooker instant boiling water tap and an integrated dishwasher below; further cabinets stretch along the back wall and there are twin built in ovens and an induction hob set beneath an extractor. There is also an integrated fridge and freezer and glazed doors, which open to the rear garden. The adjacent utility room is fitted with matching cabinets housing the washing machine and dryer, and there is display shelving above. A door gives access into the integral garage and there is a door out to the garden.

On the ground floor there is also a study and a generous, dual aspect sitting room, which enjoys views over the garden and has a stylish stone fireplace fitted with a log burner.

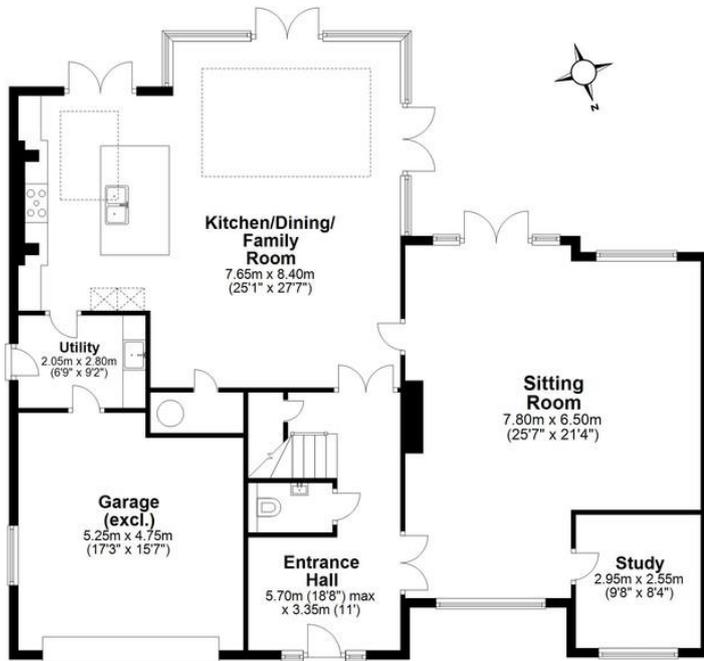
The first floor accommodation is accessed over a split staircase, which leads to the master suite to one side and the three further double bedrooms on the other. The main bedroom is dual aspect and very nicely proportioned with a stunning en-suite fitted with a large shower enclosure, a his and her washstand with marble worktop and a low level w.c. The adjacent dressing area can be accessed from either the bedroom or the en-suite. If required, the dressing room could be converted to provide a fifth bedroom. The guest bedroom is again a double with en-suite facilities and there are two further double rooms, both of which are generously proportioned and have lovely views over the garden. The family bathroom is accessed from this landing and is luxurious and fitted with a roll top bath, separate shower enclosure, hand-basin and w.c. by Lefroy Brooks.

Outside, the rear garden is south facing and has been recently landscaped with a patio adjacent to the house. A path ambles towards the rear of the garden where there is a further terrace and steps, which lead up to an area with raised beds for vegetables and a variety of established fruit trees. There is also an outside studio fitted with power and light.

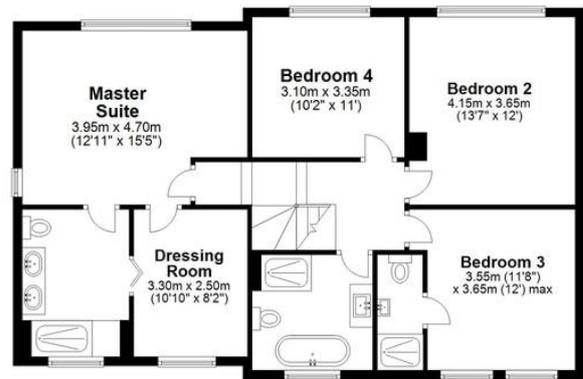


Ground Floor:
136.5 sqm / 1469.8 sqft

First Floor:
92.1 sqm / 991.2 sqft



Ground Floor
Approx. 136.5 sq. metres (1469.8 sq. feet)



First Floor
Approx. 92.1 sq. metres (991.2 sq. feet)

Total area: approx. 228.6 sq. metres (2461.0 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 229 sqm
(2,461 sqft)



Little Abington and Great Abington are an attractive, traditional pair of villages about 6 miles south east of Cambridge. They have an OFSTED 'Good' primary school that feeds into the well respected Linton Village College, a post office / shop, a lovely pub restaurant, a sports ground and active cricket club, village hall and hairdresser.

For commuters the A11, which links down to the M11, is only a mile away and Cambridge is easily accessed along either the A1307 or A1301. Whittlesford Parkway mainline station (Cambridge and London Liverpool Street) is about 4 miles.

Abington has its own major science park, Granta Park, which can be reached easily on foot or by bike by a footpath off the High Street and neighbouring Babraham's science park is less than 2 miles away with a pleasant cycle and foot route over the A11 starting near the end of Bourn Bridge Road.

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