



Tudor Rose Cottage, 16 High Street
CB21 6BG



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Tudor Rose Cottage

16 High Street | Little Abington | CB21 6BG

Guide Price £650,000

- Superb, 3-bedroom detached family home offering versatile living accommodation.
- Beautiful principal bedroom with en suite bathroom and dressing area.
- Additional, self-contained 1-bedroom suite with shower room, dressing area and living room.
- Good sized plot with rear garden, off-road parking and elevated position
- Stunning views to the front of the property onto private meadowland
- Ideally located in the centre of the village
- EPC: E
- Council Tax: F

The Property

A unique and well-proportioned, detached 3-bedroom period property with versatile living accommodation sitting in a delightful, elevated position in the very heart of the popular and well served village of Little Abington. This character cottage benefits from off street parking and delightful front and rear gardens.

The Setting

The attractive South Cambridgeshire village of Abington has good local facilities including a well-regarded village pub, The Three Tuns, a village shop/post office and, on the edge of the village, the Granta Business Park. Within the village there is a primary school and further schooling for all age groups is found within the area including well regarded independent schools in Saffron Walden and Cambridge. More comprehensive shopping and recreational facilities are found in the high-tech university city of Cambridge and the medieval market town of Saffron Walden. For the commuter there is ready access onto the A11 dual carriageway just outside the village which in turn leads south to the M11 (Junction 9) or via the A505 to Junction 10, the Duxford interchange. The A11 proceeds northwards to connect with the A14 which leads to the east coast ports and the A1, M1 & M6. Mainline rail services are available from Whittlesford and Audley End stations, serving London's Liverpool Street and Cambridge, and domestic and international air services from Stansted airport which is three miles from Junction 8 of the M11 to the south. The village is also served by a regular bus service into Cambridge city centre.





The Accommodation

In detail the property comprises of a light and airy entrance hall with doors leading to the adjoining rooms. A good size dining room benefits from sliding patio doors, leading to paved terrace and rear garden. An opening leads to the delightful, light and spacious sitting room with feature fireplace, oak bressumer set over a slate hearth with woodburning stove. There are two windows to front aspect with views over the meadow opposite.

The kitchen is fitted with a range of matching, eye and base level, bespoke units with work surface over and sink unit incorporated. There is a pull-out, upright shelved larder unit with further cupboards above, large space with fitted Falcon range style cooker with dual ovens and 6-point induction style hob above and extractor cooker hood. In addition, there is space & plumbing for an upright fridge/freezer and dishwasher.

Further, the utility/rear lobby is fitted with a storage cupboard, a recess to side with space and plumbing for washing machine. A stable door leads to paved terrace and rear garden. The cloakroom comprises W.C, wash hand basin and heated towel rail. An inner hall has staircase rising to the first floor with under stair storage cupboard.



A feature of this particular property is the self-contained principal suite with dual aspect living room, which opens up in to an inner hall/dressing room. This space benefits from fitted wardrobes and electric night storage heater. There is a window to side aspect and access to roof space. The ensuite comprises W.C, shower enclosure and hand wash basin. The dual aspect, double bedroom has a feature vaulted ceiling and door leading to the rear garden.

The first-floor landing provides access to the loft space and is filled with natural light from the window to rear aspect. Bedroom 1 is a double bedroom with window to front aspect providing wonderful views over the meadows directly opposite the cottage. There is a range of fitted wardrobes and shelved cupboards. The ensuite bathroom comprises roll top bath with wall mounted shower unit and

handheld shower attachment, fitted unit, low level W.C, vanity style unit set into recess with wash hand basin and heated towel rail. The second bedroom is a good size room with windows to rear aspect and further door leading to loft space.

Outside

To the front and side of the cottage there is a well-maintained garden area with a variety of mature shrubs and bushes. To the side there is a pathway and steps leading up to the front door and well stocked borders and shrubs. A long pebblestone driveway to the side which is also shared by a neighboring property gives access to a private parking area with gated access leading into the rear garden. The rear garden has a good size patio area for outdoor entertaining and is laid mainly to lawn with mature shrub borders. There is a timber constructed summerhouse, large garden storage shed and a part timber constructed greenhouse.

Services

All mains services are connected

Local Authority

South Cambridgeshire

Council Tax

F







Ground Floor



First Floor



Approx. gross internal floor area 166 sqm (1775 sqft)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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