



**North Road, Abington
Cambridge**

**DAVID
BURR**



44a North Road, Abington, Cambridge, CB21 6AS.

Abington encompasses the villages of Little and Great Abington, which offer an excellent combined range of facilities, including a post office/general store, primary school, recreation ground, cricket ground, hairdressers, 2 churches & Public House. Further facilities are available in nearby Linton (about 2.5 miles), The University city of Cambridge lies just 8 miles to the north. Abington is also extremely well placed for access to Addenbrooke's Hospital/Biomedical Campus, the Babraham Institute and Granta Park. Finally, there is excellent access to Stansted Airport and London, via the M11 and Whittlesford Parkway Station, both within 4 miles.

An individual, architect designed and ecofriendly, detached, single storey residence, extending to in excess of 2750 sq ft with wonderful gardens and grounds of approximately 2.5 acres and enjoying an idyllic semi-rural location in this highly sought-after village with panoramic countryside views. The property is perfect for those with equestrian interests offering stables, tack room and ring-fenced paddocks.

An individual, architect designed and ecofriendly, detached, single storey residence, extending to land in approximately 2.5 acres

Ground Floor

ENTRANCE HALL Leading into an impressive vaulted sitting room

SITTING ROOM/DINING ROOM Vaulted, with sliding patio doors, Velux roof lights, multi fuel burner, steps to basement and access to:

KITCHEN/BREAKFAST ROOM Fitted with a range range of oak base and eye level matching storage units under Granite worktops. Stainless steel sink drainer and mixer tap, integrated dishwasher, eye level oven and microwave grill/ combi oven, four ring gas hob, storage cupboard and large pantry cupboard and access to:

UTILITY ROOM Stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, side door to the outside and door to:

CLOAKROOM/BOOT ROOM With low-level WC, wash hand basin vanity storage under, loft hatch and space for coats and shoes.

INNER HALLWAY With access to other rooms and airing cupboard.

LIVING ROOM With floor to ceiling dual aspect windows and sliding patio doors overlooking the garden and large multi fuel burner.

MASTER BEDROOM With circular window to side, **Dressing Room EN SUITE** With panel sided bath, low-level WC, his and hers wash basins with vanity storage units under and walk in shower.

BEDROOM TWO With guest **ensuite** consisting of shower cubicle, wash handbasin with vanity storage and low-level WC.

BEDROOM FOUR With circular window to front and Velux roof window.

BATHROOM Stylish travertine tiling to walls and floor, panel sided bath, low-level WC heated towel rail shower and screen over bath and a wash hand basin with vanity storage under.

BEDROOM THREE With access and door to **Cloakroom** with low-level WC wash hand basin with vanity storage cupboard under.

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Stairs from sitting room leading down to

BASEMENT Leading to:

OFFICE / STUDY Useful space could be used as a Games Room / Gym and a walk-in store room currently used as a wine cellar.

Outside

The property is situated in a quiet location approached by an extensive parking area for several vehicles in turn leading to a range of useful outbuildings including a 22ft office, garage/ workshop and log store.

An extensively paved dining terrace enjoys a southerly aspect and leads to the lawn flanked by mature beds and borders.

The grounds in all measure approximately 2.5 acres and are ideally suited for equestrian use with paddocks and a field shelter and ample space for stables (subject to the necessary consents). In all about 2.5 acres.

Agents Note: Constructed in 2013 with primary focus on a unique architect design in which the property enjoys a wealth of natural light including large patio doors, vaulted ceilings with roof lights and sun tubes. This substantial home was constructed with a prime focus on the environment and boasts 4KW solar panels, a bore hole supplying all the water, major insulation and a living green roof to one side of the property.

Material Information

SERVICES: Mains Water & Electricity. Bio bubble drainage. Electric central heating and Solar PV serving hot water system.

EPC RATING: Band D.

LOCAL AUTHORITY: South Cambridgeshire.

COUNCIL TAX BAND: Band F. (£3,328 per annum)

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Likely with all major providers.

WHAT3WORDS: grapewine.gushes.videos

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





