



St Mary's House, 41 Church Lane
CB21 6BQ



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41 Church Lane

Little Abington | Cambridge | CB21 6BQ

Guide Price £895,000

- A well-proportioned five-bedroom, two bathroom detached property
- An attractive plot of 0.39 acre with ample off road parking, garage and mature gardens
- Accommodation extending to 1974 sqft with excellent scope to refurbish and reconfigure the property and take advantage of the unquestionable potential that the property offers
- Ideally located in the heart of this desirable village
- EPC: E / Council Tax Band: G

The Property

A truly wonderful and rarely available, mid-century, five-bedroom, two-bathroom detached house. Occupying a peaceful setting in the heart of the picturesque village of Little Abington, it has far-reaching views over beautiful surrounding countryside. A generous family home, St Mary's House offers a superb opportunity to refurbish and potentially extend the property to take advantage of the generous private plot. The plot benefits from ample off-road parking, a garage and beautiful, well-established gardens which back on to open meadowland.

The Setting

Little Abington is one of two charming villages making up The Abingtons, a community in South Cambridgeshire. Little Abington holds a coveted status as one of the most sought-after villages in the region and was voted one of the 10 best places to live in the East of England by the Sunday Times in 2016. The Abingtons has a vibrant and thriving community life benefiting from amenities including a highly regarded primary school, community centre, village shop, public house, recreation ground, sports and social clubs and a plethora of local businesses.

Little Abington enjoys a strategic location with convenient access to Granta Park Campus 2km (1.2 miles) west, the Babraham Research Campus 3.4km (2.1 miles) and the Cambridge Biomedical Campus 10.2km (6.4 miles) north west. These campuses are home to companies and enterprises at the forefront of the life science and medical research industry. Little Abington has good access to major routes including the A11, A505 and the M11. Whittlesford Parkway Railway Station is situated 7km (4.5 miles) west of Little Abington and offers direct services to both London and Cambridge, making the village an exceptionally popular commuter village for residents working in both London and Cambridge.





The Accommodation

In detail the property comprises of a light and airy entrance hall with stairs rising to the first floor, under stair storage cupboard, additional built in cupboard, cloak room with W.C and wash hand basin and doors to the adjoining rooms. Leading through to the dining room with double doors opening onto the superb garden and door to the study, a good size room with window to rear aspect. To the left of the hallway is the wonderful, dual aspect living room with a brick fireplace and mantle over. The kitchen is fitted with a range of eye and base level units with worksurface over and sink unit incorporated. There is space and plumbing for an electric cooker, oven, washing machine and fridge. In addition, there is a pantry and door to lean to, which can be accessed via the front and rear of the property with built in storage.

The spacious first floor landing is filled with natural light from a large window to front aspect, built in storage cupboard housing hot water cylinder and doors to the adjoining rooms. A generous dual aspect, principal bedroom benefits from two built in storage cupboards and superb views to the rear garden and countryside beyond. Bedroom two is a dual aspect double room with windows to front and side aspect. A third double bedroom has a window to front aspect, built

in wardrobe and opening to the Jack and Jill ensuite. Comprising panelled bath, W.C and wash hand basin. Bedroom four also has access to the Jack and Jill ensuite, with two windows to rear aspect and built in storage. The fifth double room provides access to bedroom four, has a built-in storage cupboard and window to rear aspect. The family shower room comprises shower enclosure, W.C and wash hand basin.

Outside

The property occupies a wonderful private and secluded plot, approached by a long, gravelled driveway providing ample off-road parking with a variety of established trees and shrubs with the remainder of the garden laid to lawn. The garage benefits from light and power and is accessed via twin timber doors.

The wonderful, large rear garden is laid predominantly to lawn boasting an array of well stocked borders, mature shrubs and trees. A paved terrace area provides an ideal space for alfresco dining and outdoor entertaining.

Services

Mains electric, water and drainage are connected. Heating is oil fired. Superfast broadband is available and mobile signal is ok.

Tenure - Freehold

Property Type - Detached

Property Construction – Brick with tiled roof

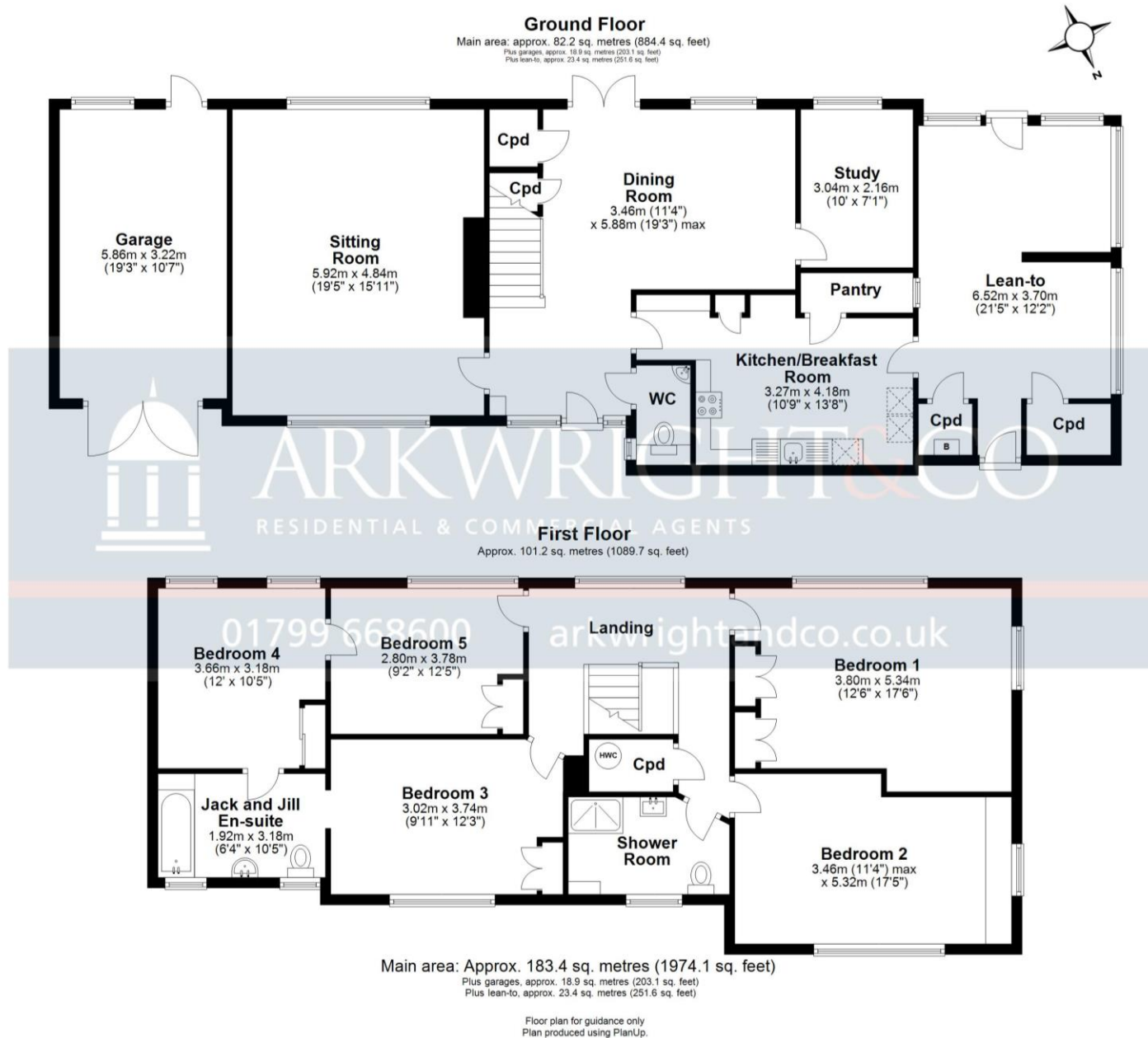
Local Authority - South Cambridgeshire District Council

Council Tax - G









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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