



Cutting House Cutting Road


Great Abington
CB21 6AJ

£1,025,000

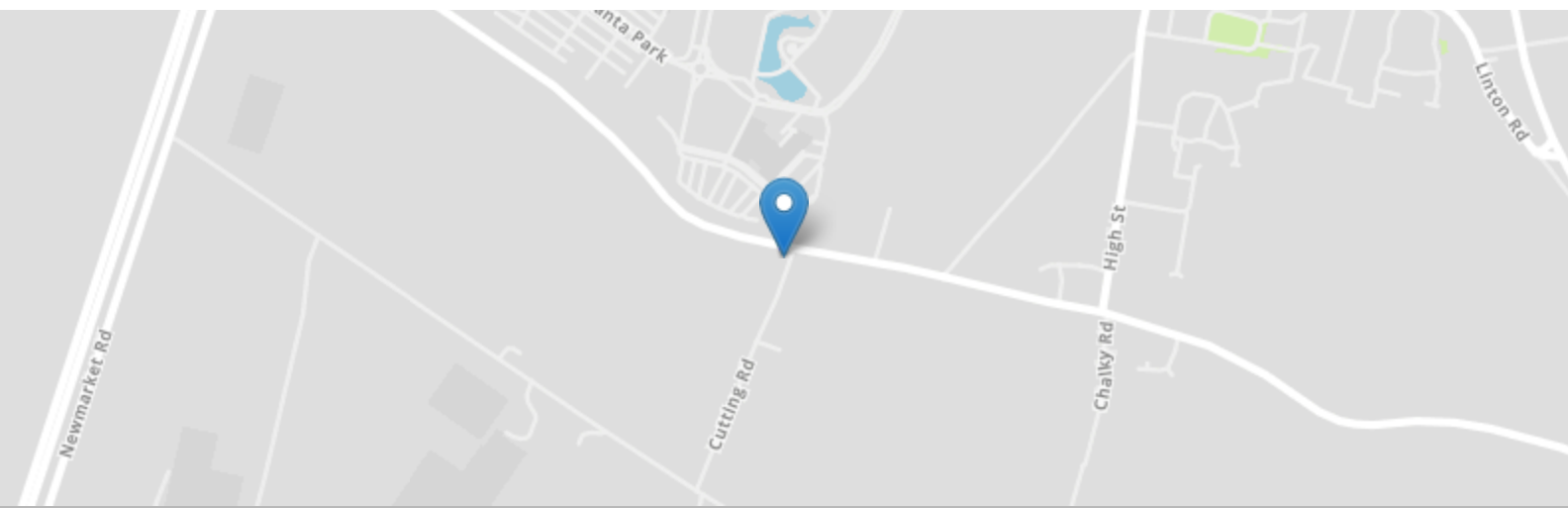


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

SECLUDED LOCATION
 VERSATILE ACCOMMODATION APPROACHING
 2500 SQ FT
 EXCEPTIONALLY WELL PRESENTED
 APPROACHING 1/2 ACRE
 HIGH SPECIFICATION
 MASTER BEDROOM SUITE
 EPC - E / 52
 CAR LODGE & GARAGE
 COUNCIL TAX BAND - G
 VIEWS OVER PADDOCKS



Positioned on this generous plot, approaching half of an acre, is this exceptionally well presented, four / five bedroom, bespoke family home, which has been modernised with love, care and attention to detail by its current owners, transforming the property into a functional and practical family home with accommodation approaching 2500 sq ft, tastefully arranged over two floors. Your attention is drawn directly to the bright and spacious kitchen / dining room, which benefits from a bespoke fitted kitchen with high quality appliances, open plan design leads you into the dining space with bi-folding doors providing access to the generous summer terrace decked seating area with views over the mature garden.

The property is of traditional brick construction and accommodation comprises entrance hall, cloakroom, lounge, family room, study space, kitchen / dining room, snug / bedroom five, utility room, master suite with En-suite facilities, three further double bedrooms, family bathroom, cart lodge and garage.

Great Abbington is one of South Cambridgeshire, most sought after village location, Cutting Road is a secluded location, on the edge of this thriving village, providing good access to all the village amenities including excellent local school, local shop, village pub / restaurant, hair salon, excellent road links in and out of the City, Whittlesford Parkway is within 3 miles providing links into London & Cambridge.







ENTRANCE HALL

A welcoming entrance hallway, generous cloaks cupboard, wooden flooring, radiator, downlights, doors leading to.

LOUNGE

6.31m x 4.84m (20' 8" x 15' 11")

Benefiting from being of triple aspect, allowing the light to flood through, via the double-glazed windows to front and side aspects and the bi-folding doors to rear aspect, providing views and access over the rear garden, feature fireplace with inset log burner, two radiators, downlights, solid wood flooring.

FAMILY ROOM

5.357m x 3.78m (17' 7" x 12' 5")

A versatile space which has had many uses over the recent year and is currently being used as a family room with your attention drawn directly to the feature fireplace with brick surround, double-glazed window to front aspect, radiator, opening to study space, wooden flooring, downlights.

STUDY SPACE

2.2m x 1.79m (7' 3" x 5' 10")

Internal French doors, range of bespoke fitted home office storage and workspace, wooden flooring, downlights.

KITCHEN / DINING ROOM

5.72m x 4.327m (18' 9" x 14' 2")

As soon as you enter this space you feel right at home and can tell straight away this is the hub of this much loved family home, light floods through via the double-glazed French doors and window to rear aspect, providing views and access to the rear garden. Modern fully fitted kitchen with a range of high level and low level fitted units incorporating fitted appliances including Miele oven, Miele Induction hob and extractor, fridge, dishwasher, butlers sink with mixer taps, part tiled walls, under floor heating, downlights.

UTILITY ROOM

3.01m x 2.143m (9' 11" x 7' 0")

Double-glazed window and door to rear aspect, range of base units with inset sink with drainer, plumbing for washing machine, tiled flooring, downlights.

REAR LOBBY

Stairs rising to first floor accommodation, double-glazed door to side, wooden flooring, radiator, doors to.

CLOAKROOM

2.66m x 2.217m (8' 9" x 7' 3")

Obscure double-glazed window to rear aspect, modern white two piece cloakroom suite comprising low level w/c and wash hand basin, storage cupboard, tiled flooring.

SUNG / BEDROOM FIVE

3.3m x 2.71m (10' 10" x 8' 11")

A versatile space which is currently being used as a snug area, previous uses have included ground floor bedroom. Dual aspect room with double-glazed window to front and side aspects, downlights, wooden flooring, radiator.

LANDING

Velux window to front aspect, airing cupboard with storage space, radiator, doors leading to.

MASTER SUITE

6.472m x 4.68m (21' 3" x 15' 4")

A stunning master suite benefiting from En-suite facilities, Dorma windows to front and rear aspects, double-glazed windows to side aspect, range of fitted wardrobes with shelving, hanging and storage space, wooden flooring, two radiators, downlights.

EN-SUITE

A modern suite inset in a range of bathroom furniture, suite comprising walk in shower, low level w/c, his and her wash hand basin, bidet, bath with shower taps, downlights, tiled walls, tiled flooring, heated towel rail, obscure double-glazed window to side aspect.

GUEST BEDROOM

3.95m x 3.7m (13' 0" x 12' 2")

A spacious guest bedroom with double-glazed window to front aspect, wooden flooring, downlights, radiator.

BEDROOM THREE

3.54m x 3.52m (11' 7" x 11' 7")

Benefiting from double wardrobe with shelving and storage space, double-glazed window to front aspect, wooden flooring, downlights, radiator.

BEDROOM FOUR

4.31m x 2.96m (14' 2" x 9' 9")

A further double bedroom with double-glazed window to rear aspect, double wardrobe with shelving and storage space, wooden flooring, downlights, radiator.

BATHROOM

A modern re-fitted three piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower over, heated towel rail, part tiled walls, obscure double-glazed window to rear aspect, downlights.

TO THE FRONT OF THE PROPERTY

A generous frontage with picket fence surround and mature hedgerows, five bar entrance gate with pedestrian access gate, generous gravel area providing access to cart lodge and garage, area laid to lawn, twin side access gates, mature plants and trees.

REAR GARDEN

The property benefits from an established and generous rear garden which is 115ft min X 100ft min. Majority laid to lawn and providing views over open paddocks to the rear, generous summer terrace wooden decked seating area leads from the rear of the property, providing an ideal entertaining space to enjoy those summer evenings, entertaining family and friends. A number of established plants, trees and shrubs are set to edges.

GARAGE & CART LODGE

Positioned to the side of the property and of timber framed construction with power and light, storage to eaves.

AGENTS NOTES

The property shares a septic tank with the neighbouring property, which is located within the grounds.

FLOORPLAN





A FRESH NEW APPROACH TO ESTATE AGENCY - 7 DAYS A WEEK