



Charming period cottage with private gardens

6 Church Lane, Abington, Cambridge, CB21 6BQ

Freehold

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Local information

- There are good local facilities in Great Abington including a well regarded village pub/restaurant The Three Tuns, a village shop/ Post Office and, on the edge of the village, the Granta Park Business Park.

- There is a village primary school and further schooling for all age groups is found within the area including well regarded independent schools in the medieval market town of Saffron Walden and the high tech university city of Cambridge which also provides a more comprehensive range of shopping and recreational facilities.

- 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. Frequent bus services are available running from Haverhill to Cambridge from the A1307 which is within walking distance of the property.

(all distances and times are approximate)

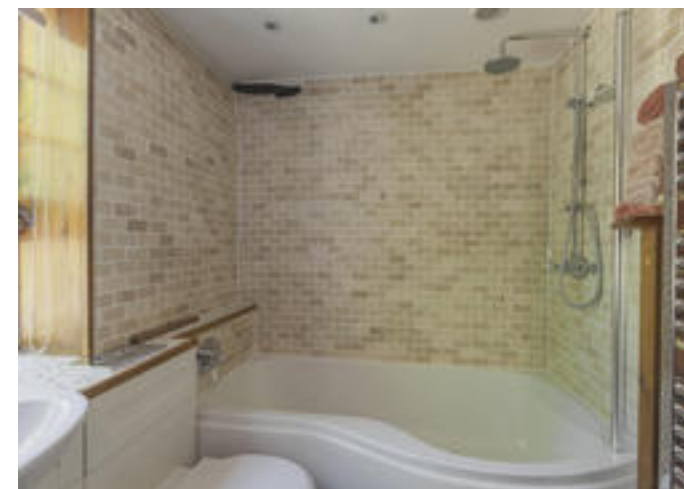
About this property

This delightful period cottage in Church Lane sits within a Conservation Area and provides charming accommodation over two floors.

Of brick and flint elevations beneath a pan tiled roof, there are a variety of period features including exposed timbers and brickwork, fireplaces and charming windows, some with gothic arch shaped glazing bars.

The front door is not used as present so access is via side gates to the rear. Here a stable door leads directly to the kitchen – re-fitted by the vendors with bespoke Oak floor and wall units comprising various sized cupboards and drawers, a butler sink with mixer taps, a small breakfast bar, fridge/freezer, dishwasher and space for an Aga. There is access from here to the front of the house – a double aspect sitting room with brick fireplace and multi-fuel burner, exposed timbers and brick flooring, this has an understairs cupboard and in turn leads to the dining room with a fire grate, brick hearth and exposed wooden floorboards.

In addition, on the ground floor beside the kitchen is a bathroom fitted with a P-shaped bath with hand held shower fitting and drench shower, shower screen, tiling above the bath, vanity basin with cupboards below, W.C., brick flooring and exposed brick chimney breast.





The door to the staircase from the kitchen leads to the first floor, both bedrooms have windows to the front aspect, to the left is the main bedroom with fitted wardrobes and access to the en suite shower room and to the left is the second bedroom – currently used as a study with a fitted cupboard and exposed timbers along one wall.

The mature gardens are secluded with a pond and stream-like water feature with pump. To one side is an outhouse now used as a laundry room with space for a washing machine and tumble dryer a quarry tiled floor and Butler sink. Beyond is a gated drive and log store area and to the rear of the garden is a former summer house and area with two sheds.

Additional Information

The dining table was specifically made for the room and may be available by separate negotiation.

A former well has been made into a feature beside the path.

Tenure

Freehold

Local Authority

South Cambridgeshire District Council

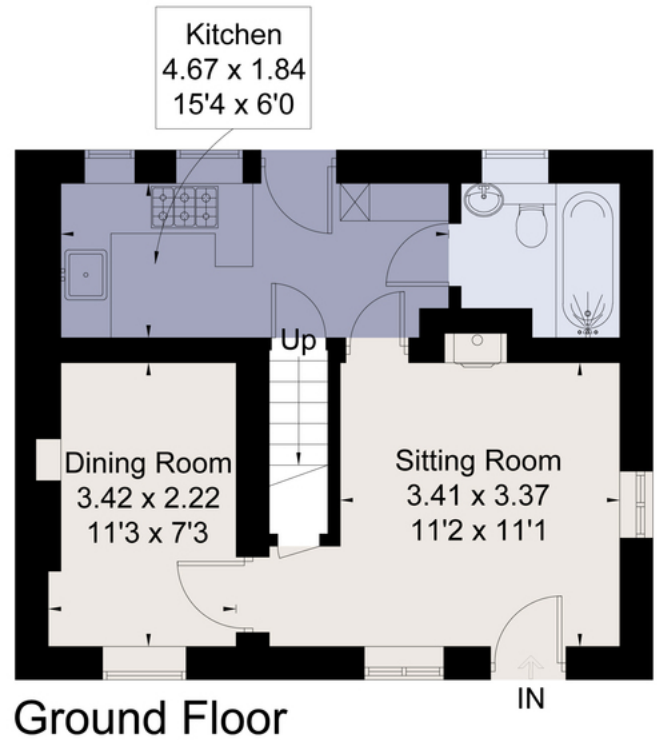
EPC rating = F

Viewing

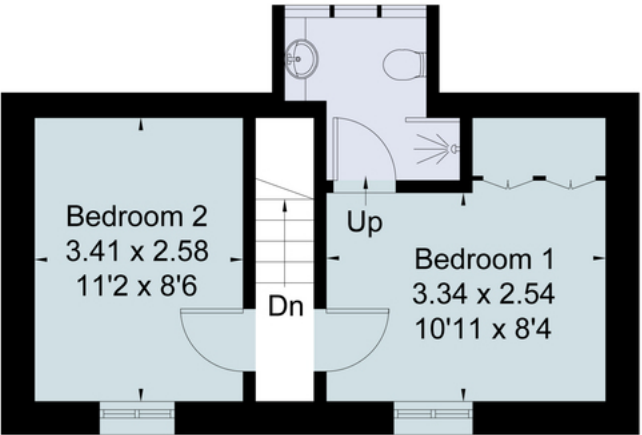
Strictly by appointment with Savills



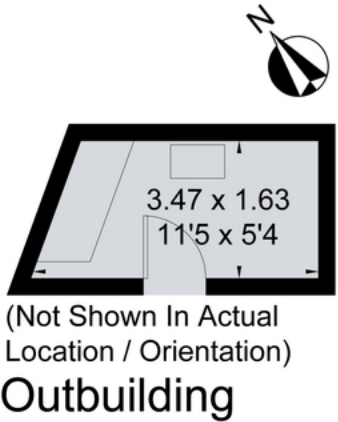
Approximate Area = 65.1 sq m / 701 sq ft
Outbuilding = 5.2 sq m / 56 sq ft
Total = 70.3 sq m / 757 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)
For identification only. Not to scale.
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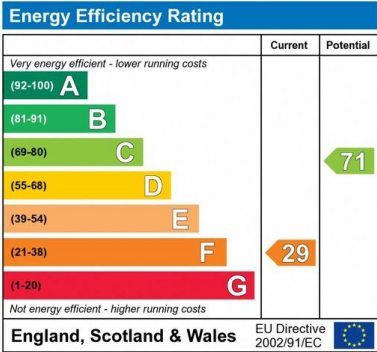
Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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