



Spacious and versatile detached house

Cutting House, Cutting Road, Abington, Cambridge, CB21 6AJ

Freehold





Convenient for Cambridge and biomedical parks • Three receptions and study area • Re-fitted en suite bathroom • Wide gated drive with parking and cart lodge • West facing views over paddocks and mature trees

Local information

- The attractive South Cambridgeshire village of Abington has good local facilities Abington 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.

About this property

The Land Settlement Association (LSA) built an estate of smallholdings just south of Gt Abington in the late 1930s. This was one of about 20 such estates around the country, established to provide employment opportunities for long-term unemployed men from depressed industrial areas. The Abington site extended to 688 acres and comprised 62 holdings.

Each of the lots were 10 acres and included a modest house, greenhouse and piggery. The LSA in Abington closed in 1983 and since then, many of the now privately owned properties have been extended and upgraded.

Cutting House is situated on the north side of the former Settlement, approximately 0.7 of a mile from the village of Abington.

Of rendered elevations beneath a tiled roof with dormer windows, the property has been upgraded by the vendor in recent years and works included the addition of a detached cart lodge and re-fitting the en suite bath/shower room. The accommodation flows well from the entrance hall and there is a good feeling of space as you arrive. To the right is a double aspect sitting room with brick fireplace fitted with a log burning stove and sliding doors to the garden. To the left of the hall is a dining room with separate study area and beyond is a snug which could perhaps



provide an additional ground floor bedroom if required as opposite is a cloakroom. The fitted kitchen/breakfast room is also a good size again connecting directly to the terrace and garden and is fitted with a range of painted floor and wall units, cupboards and drawers and breakfast bar to one side. There is space for a Range oven and hob with extractor over, American style fridge freezer and dishwasher. Beside the kitchen is a utility room with fitted cupboards, space and plumbing for washing machine and tumble dryer and an oil fired boiler.

On the first floor there are four part vaulted bedrooms – the master at the far end being particularly spacious has been re-fitted in recent years with new en suite bathroom including shower and bath. The family bathroom has a Jacuzzi bath and shower and completes the accommodation. Please refer to the fully dimensioned floor plan for the room layout and further detail.

Outside, the gated shingle drive provides considerable parking and leads to the detached double bay cart lodge – one side having a door and an ingenious liftable staircase to the storage area above with further potential. There are mature shrubs and trees to the front providing a screen from Cutting Road. To the rear is a terrace beside the house and the garden is mainly laid to lawn with post and rail fencing to the rear boundary. In addition, one area has been fenced to provide a wild garden.

In all about 0.46 acres

Agent's note

Further land and stabling may be available by negotiation.

Tenure

Freehold

Local Authority

South Cambridge District Council: Band G

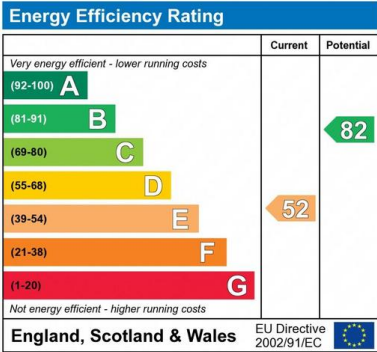
Viewing

Strictly by appointment with Savills





Approximate Floor Area = 226 sq m / 2442 sq ft



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