



Stunning modern home with distant countryside views

22 Larkfield, Great Abington, Cambridgeshire, CB21 6DJ

£995,000

savills



8 Years remaining on the NHBC • Open views to the rear
• Ground Floor underfloor heating • Detached double garage
• Vaulted principle bedroom

Local information

• The attractive South Cambridgeshire village of Abington has good local facilities 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

This stunning five bedroom family home built in 2019, by the renowned developer Hill, lies close to the village centre of Great Abington; a picturesque village on the edge of Cambridge that boasts a primary school, village shop, a well-regarded public house, a cricket club and a village hall.

The home is traditionally constructed of brick and block outer walls and cavity filled with insulation, under a pitch tiled roof. The property is set at the rear of the development and at the end of a private close that offer a fantastic level of privacy and security.

The ground floor accommodation is beautifully balanced with well proportioned rooms. The bright airy entrance hall open up splendidly to the eye catching kitchen/dining/family room with its open views across the garden and on to the fields behind. The kitchen itself is a contemporary and stylish bespoke kitchen designed for the individual house type and featuring high gloss handle-less doors, Caesarstone worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen, just off the kitchen you will find the utility room. The generous triple aspect living room, sits to the front of the home and is full of natural light from its bay window, creating a warm and inviting



family space. The formal dining room also over looks the front of the home however this room is extremely versatile and could be used as playroom or office space. Completing the ground floor accommodation is the cloakroom.

Moving up to the first floor you are met by a sizeable landing that gives you access to all five bedrooms. There are four double bedrooms and good sized single bedroom which could also be used a further study space. The principle bedroom itself has the benefit of a vaulted ceiling and dressing area as well as its own en suite featuring white Duravit sanitary ware and complementing taps and showers by Hansgrohe, with a bespoke feature mirror cabinet with LED lighting and matching vanity tops adding a hint of sophistication. Bedroom two also has the benefit of its own equally well fitted en suite. The family bathroom completes the first floor accommodation and is fitted with Ideal Standard sanitary ware combined with Hansgrohe taps and showers. The dark wood effect vanity tops and matching bath panel complete the elegant finish.

Outside the property has the benefit of both front and rear gardens. The open front garden incorporates the block paved driveway offering ample off road parking and leads you to the detached double garage with two up and over doors, power and side door access. There is a well-stocked bedding area and well kept lawn. The enclosed rear garden is ideal for a family as it wraps around the side of the home and is predominately laid to lawn with open views over

fields. A paved patio surrounds the house and side access gate that leads you to the front of the home.

Energy Performance
EPC Rating = B

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills






Approximate Area = 201.2 sq m / 2166 sq ft
 Garage = 46.9 sq m / 505 sq ft
 Total = 248.1 sq m / 2671 sq ft
 Including Limited Use Area (2.4 sq m / 26 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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