



**CHURCH LANE**  
Abington

**Carter Jonas**

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## CHURCH LANE, ABINGTON, CAMBRIDGE, CB21 6BQ

- Addenbrookes Hospital - approx. 6 miles
- Cambridge City Centre - approx. 7 miles
- Cambridge Railway Station - approx. 7 miles

Idyllic & peaceful setting • Four double sized bedrooms  
• Around 1,800 sq.ft of accommodation • Driveway parking & garage • Popular Cambridge village • Well-presented throughout • EPC rating E

### DESCRIPTION

A spacious and well-presented four bedroom detached house idyllically positioned in the vastly popular Cambridge village of Abington. The well-proportioned accommodation measures around 1,800 sq.ft, offering an entrance hall, two reception rooms, kitchen, utility room, cloakroom, four double sized bedrooms and two bathrooms.

Entering into the entrance hall which is presented in two sections. The large sitting room boasts oak flooring and a gas fireplace. The dining room, also offering oak flooring, has sliding doors leading to the rear garden. The kitchen is stylishly presented with integrated appliances including an oven, hob and dishwasher. Further offering a cloakroom and utility room.

On the first floor is the spacious and light landing with four double sized bedrooms, all of which offering fitted wardrobes, and the master of which boasting an ensuite, which comprises a double sized shower cubicle, vanity sink unit, WC and heated towel rail. The main bathroom offers a bath, shower over, wash hand basin and WC.

**A SPACIOUS AND IDYLICALLY POSITIONED FOUR-BEDROOM DETACHED HOME BOASTING AROUND 1,800 SQ.FT OF ACCOMMODATION.**



## OUTSIDE

The property is approached via the gravel driveway providing parking for several vehicles and access to the double garage. The remaining front aspect is predominately lawned with established shrubs and trees. The rear garden is also mainly lawned with a paved terrace and mature shrubs and plants.

## LOCATION

Abington offers a range of facilities including local shop, public house, Primary School and Parish Church, whilst a full range of amenities are available in the nearby villages of Sawston and Linton. The University City of Cambridge with its excellent range of facilities is some 7 miles distant, whilst Whittlesford station which offers services to Liverpool Street, London is just over 3 miles distant and access to the A11 which links with the M11 and A14 is within a mile.

## ADDITIONAL INFORMATION

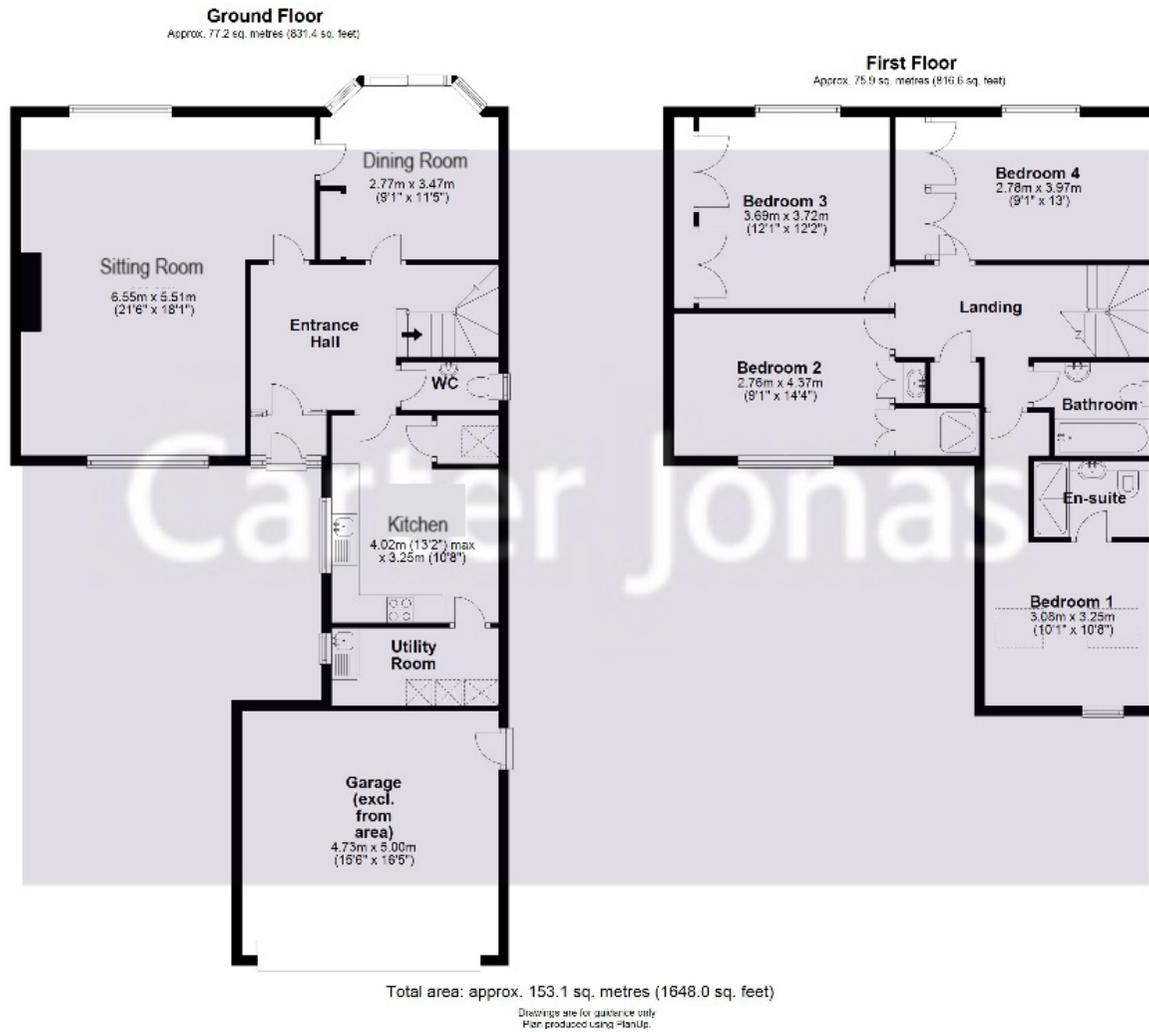
**Tenure:** Freehold

**Services:** Oil fired central heating. Mains water, drainage and electricity

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		64
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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