



**CAMBRIDGE ROAD**  
Little Abington

**Carter Jonas**



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## CAMBRIDGE ROAD, LITTLE ABINGTON, CAMBRIDGE, CB21 6BL

- Cambridge City Centre - approx. 7.5 miles
- Cambridge Railway Station – approx. 7 miles
- Addenbrookes Hospital – approx. 5.5 miles

Large reception hall • Open-plan kitchen/dining/ breakfast/family room with walk-in pantry • Sitting room/snug • Study/home office • Two ground floor bedrooms/further reception room • Ground floor dressing room & en-suite bathroom • Utility room & separate cloakroom • Two first floor bedrooms • Family bathroom • First floor study/playroom area • Excellent range of outbuildings • Delightful, secluded landscaped gardens with terraces • Garage & extensive gravelled parking • EPC rating D

### DESCRIPTION

53 Cambridge Road is a stylish and spacious home which has been beautifully and thoughtfully extended by the current owners. The versatile accommodation, which extends to over 2500sqft laid out over two floors, is deceptively spacious and flexible offering the potential buyer the option to use the space for both reception rooms and bedrooms on both floors. The focal hub of the house is the stunning open plan living space which stretches across the entire back of the house and has two sets of doors opening to the garden. The stylish, sleek kitchen is open plan to the dining area which in turn opens to the sitting room/family room. There is also an enviable, walk-in shelved pantry, large utility room opening to the courtyard and a cloakroom. There are a further three reception rooms including a study. The principal bedroom, with dressing room and superb bathroom complete the ground floor.

**DECEPTIVELY SPACIOUS AND BEAUTIFULLY PRESENTED DETACHED HOME WITH VERSATILE ACCOMMODATION OF OVER 2500SQFT WITH RANGE OF USEFUL OUTBUILDINGS AND SECLUDED GARDENS.**





On the first floor are two large bedrooms, one with excellent range of fitted cupboards and drawers, a modern family bathroom, walk-through dressing room and large landing area, ideal for further office space/playroom. The first floor rooms benefit from far-reaching views across the neighbouring countryside.

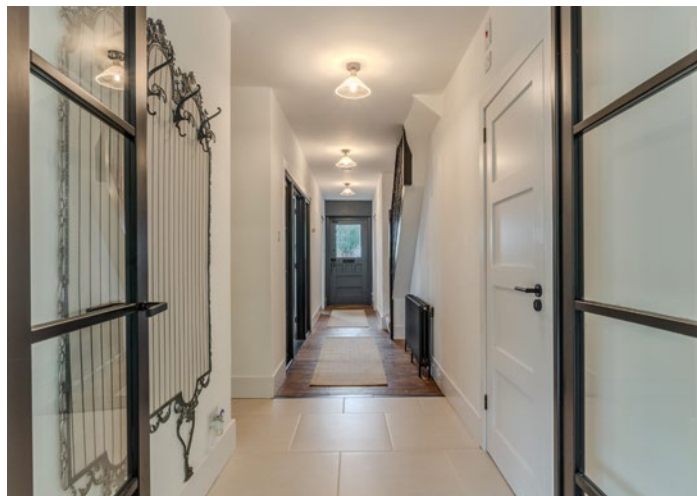
## OUTSIDE

A gated brick entrance gives access to the extensive gravelled driveway providing parking for numerous vehicles. There is established hedge planting to the front and side of the driveway offering good levels of privacy. There is also a single garage/workshop with up and over door. A timber pedestrian gate leads through to the paved courtyard to the side of the house with further workshop/storage shed. The rear gardens are very pleasantly secluded and are mainly laid to lawn with mature planting and trees. They have been divided into two by hedge screening which gives the option for formal gardens and play areas. There is a large additional garden/storage shed and covered and open dining and entertaining areas. Across the back of the house is large, paved south-facing terrace.

## LOCATION

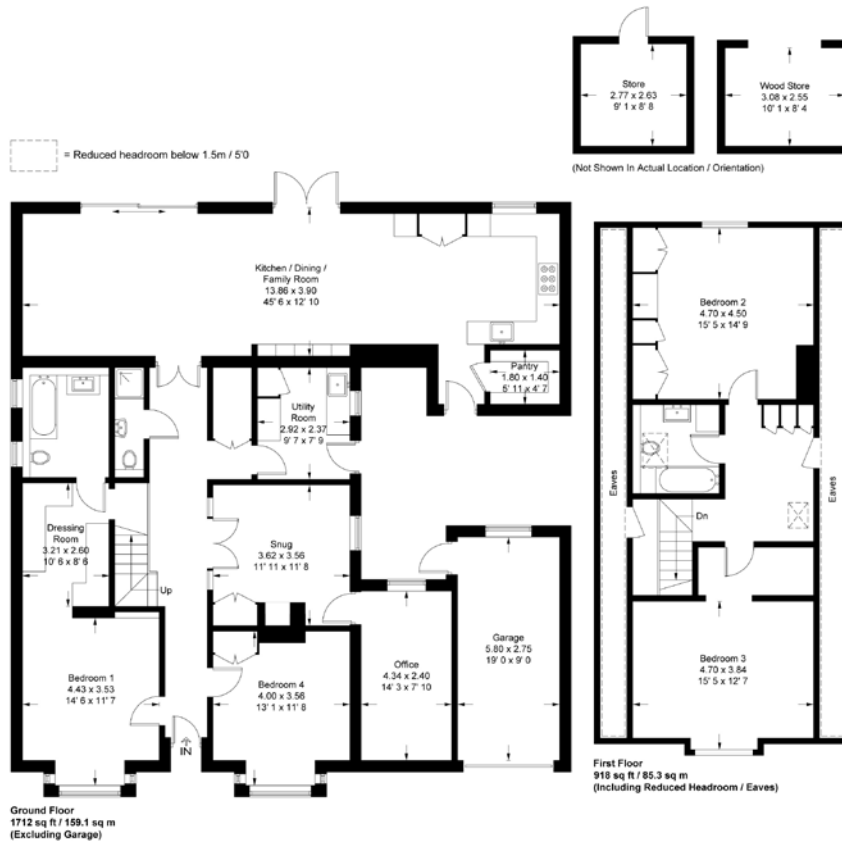
Great and Little Abington are an attractive pair of villages situated about 7 miles south of Cambridge in a popular and highly convenient location surrounded by open countryside. For those needing to commute, there is excellent road and rail links, via the mainline railway station and nearby Whittlesford Parkway (3 miles) and by car, via the A11 leading to the A505, M11 and A14. Stansted Airport is also only around 25 minutes drive. The market town of Saffron Walden offering varied additional amenities including independent shops and restaurants is 8 miles away. There is primary schooling available in the village along with a shop/post office, a highly regarded public house/restaurant and an active sports club. For secondary schooling, Little Abington is in the catchment for Sawston and Linton Village Colleges with a bus stop just across the road from the house.

The Science Parks at Babraham and Abington (Granta Park) are easily accessible by bicycle or foot.



## Cambridge Road

Approximate Gross Internal Area = 2460 sq ft / 228.6 sq m  
(Excluding Reduced Headroom / Eaves / Garage)  
Reduced Headroom / Eaves = 170 sq ft / 15.8 sq m  
Garage = 167 sq ft / 15.5 sq m  
Wood Store = 85 sq ft / 7.9 sq m  
Store = 78 sq ft / 7.3 sq m  
Total = 2960 sq ft / 275.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(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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