



41 CHURCH LANE

Abington, Cambridge



BEAUTIFULLY REMODELLED FAMILY VILLAGE HOME

A versatile five-bedroom family home occupying a generous 0.39 acre plot, boasting far-reaching countryside views and an enviable position in the heart of Abington, and scope for further expansion with approved loft conversion planning permission.

			EPC
5	5	2/3	D

Local Authority: South Cambridgeshire District Council
Council Tax band: G
Freehold
Services: Mains water, electricity and drainage.
Oil-fired central heating with underfloor heating throughout the ground floor.



THE PROPERTY

A bright reception hall sets the tone for the accommodation and leads to a study, cloakroom and a versatile ground-floor guest bedroom suite with en suite shower room. The elegant sitting room provides an excellent space for both relaxation and entertaining, with French doors opening onto the terrace and garden and framing attractive countryside views.

Undoubtedly the heart of the home is the stunning open-plan kitchen, dining and family room. A striking roof lantern and French doors create a wonderfully light-filled space, perfectly suited to modern family living and entertaining. The bespoke kitchen is centred around an island with breakfast bar seating and is complemented by a walk-in pantry and concealed utility room.





FIRST FLOOR

The first floor is centred around a spacious landing, a key feature of the home's thoughtful remodelling, with a rear-facing window enjoying attractive views.

There are four generous double bedrooms, three of which benefit from en suite shower rooms. The principal suite is particularly impressive, featuring a dressing area and a luxurious en suite with twin wash basins, a walk-in rainfall shower and WC.

The remaining bedroom is served by a beautifully appointed family bathroom fitted with both a bath and separate shower.

Further enhancing the property's appeal, planning permission has been granted for a loft conversion extending to approximately 1,000 sq ft. This presents a rare opportunity to significantly increase the accommodation and maximise the property's future value.





OUTSIDE AND SITUATION

Set within attractive gardens and grounds of approximately 0.39 acres, the property is approached via a sweeping gravel driveway providing extensive parking. To the rear, paved terraces offer excellent spaces for outdoor entertaining, while the mature lawned garden enjoys views of the village church and a picturesque backdrop of neighbouring paddocks and open countryside.

Abington is a highly regarded South Cambridgeshire village approximately 10 miles south-east of Cambridge, with convenient access to the All. Cambridge Railway Station, around 8 miles away, provides regular services to London's King's Cross and Liverpool Street. The village offers a range of local amenities, with further shopping, leisure and schooling available in nearby Great Abington, Linton and Cambridge, including a number of highly regarded state and independent schools.



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Approximate Gross Internal Area
Ground Floor = 139.0 sq m / 1,496 sq ft
First Floor = 99.8 sq m / 1,074 sq ft
External Storage = 4.0 sq m / 43 sq ft
Total = 242.8 sq m / 2,613 sq ft



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