



47 Sqm / 506 sqft

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285 sqm / 0.07 acre

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Semi detached cottage

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1 bed, 1 recep, 1.5 bath

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On road parking

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Grade II Listed

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EPC - Exempt

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Council tax band - C

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High Street

A pretty Grade II Listed cottage, providing characterful accommodation, with an en-suite off the bedroom, and a generous garden. The property is set in a picturesque location, close to the village centre and is offered with no upward chain.



Guide Price  
£240,000



The property has many lovely features including an inglenook fireplace and exposed timbers throughout, it also enjoys an en-suite bathroom off the bedroom.

Approached over a shared pathway, the front door opens to the living / dining room which has a beautiful brick floor, an inglenook fireplace, and is dual aspect with windows to the front and side of the property. There is also a staircase which leads up to the first floor.

The adjacent kitchen is fitted with a range of cabinets set below the working surfaces, there is a built-in oven and a hob with extractor over, and space for an appliance under. The kitchen also has a brick floor and a back door out to the garden. At the far end of the kitchen there is a cloakroom, fitted with a w.c and hand-basin.

On the first floor there is a double bedroom with exposed timbers, and steps lead up and then back down into the en-suite, which is fitted with a shower enclosure, w.c and hand-basin.

Outside there is a generous garden to the side of the property which is laid to lawn. A right of access over the garden exists in favour of 50 and 52 High Street.

Agents note: Number 50 is currently also available for sale. It is thought this pair of semi-detached cottages were originally one dwelling and subject to planning and listed buildings consent, it

may be possible to restore the property back to one home.

Further historic information can be found on the Historic England website [here](#)

<https://historicengland.org.uk/listing/the-list/list-entry/1309280?se>

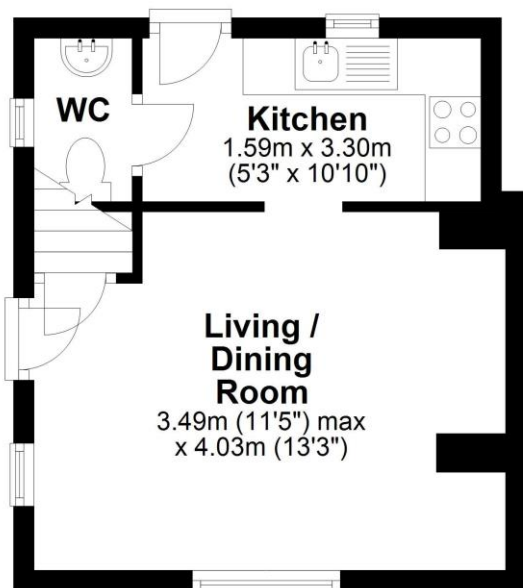


Ground Floor:  
23.5 sqm / 253 sqft

First Floor:  
23.5 sqm / 253 sqft

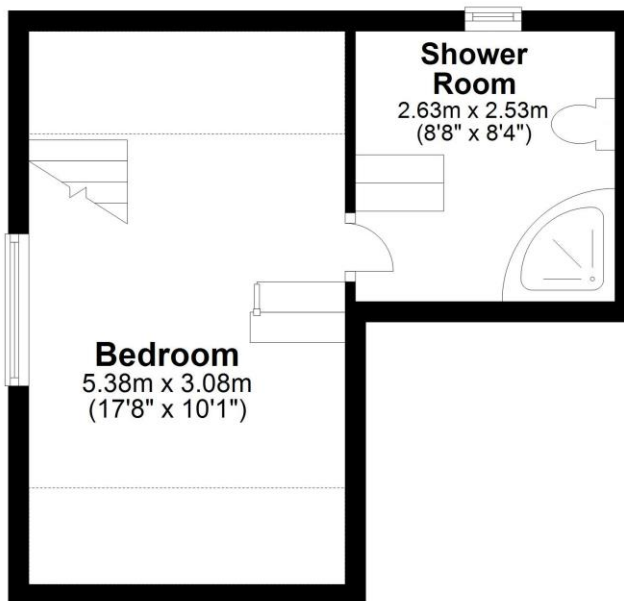
### Ground Floor

Approx. 23.5 sq. metres (253.3 sq. feet)



### First Floor

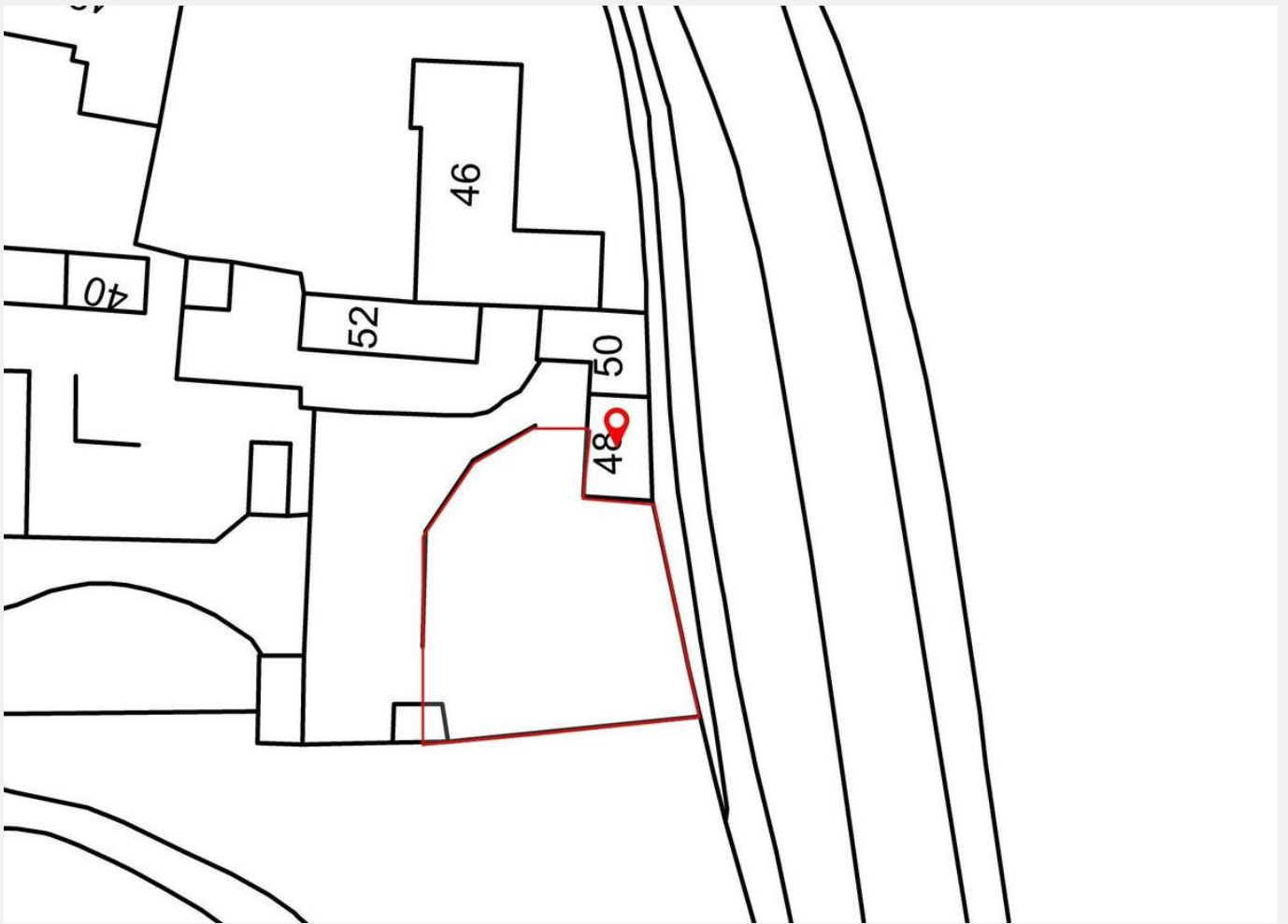
Approx. 23.5 sq. metres (253.1 sq. feet)



Total area: approx. 47.0 sq. metres (506.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Total area:  
Approx. 47 sq m  
(506 sq ft)



Little Abington and Great Abington are an attractive, traditional pair of villages about 6 miles south-east of Cambridge. They have an OFSTED 'Good' primary school that feeds into the well-respected Linton Village College, a post office / shop, a lovely pub restaurant, a sports ground and active cricket club, village hall and hairdresser.

For commuters the A11, which links down to the M11, is only a mile away and Cambridge is easily accessed along either the A1307 or A1301. Whittlesford Parkway mainline station (Cambridge and London Liverpool Street) is about 4 miles.

Abington has its own major science park, Granta Park, which can be reached easily on foot or by bike by a footpath off the High Street and neighbouring Babraham's science park is less than 2 miles away with a pleasant cycle and foot route over the A11 starting near the end of Bourn Bridge Road.

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