



18, Abbotsley Road, St. Neots, PE19 6SZ

Bedrooms: 3 Bathroom: 2

£625,000

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# Property Features

- DETACHED CHALET STYLE RURAL PROPERTY
- LARGE PRIVATE GARDENS WITH SWIMMING POOL (REQUIRES RENOVATION)
- GROUND FLOOR DOUBLE BEDROOM AND BATHROOM
- FIRST FLOOR SHOWER ROOM AND TWO DOUBLE BEDROOM
- SPACIOUS FAMILY LOUNGE WITH GLAZED DOORS ONTO GARDENS
- FAMILY / SITING ROOM & SEPARATE DINING ROOM
- EASY ACCESS TO A428 & ST NEOTS MAINLINE STATION (4 MILES)
- NO ONWARD CHAIN



A rare opportunity to acquire a THREE/FOUR BEDROOM DETACHED CHALET STYLE property set within a peaceful countryside setting within the small hamlet of Croxton, South Cambridgeshire. The property offers a wealth of character, and is surrounded by nature, nesting within an approximate 0.33 Acre plot with large private south facing gardens, offering plenty of scope for future development. Ideally located close to the A428 (15 Miles to Cambridge & 15 miles to Bedford) and is under 10 minutes to the market town St Neots. The property has been professionally refurbished throughout with newly fitted high quality carpets in all bedrooms, sash windows and oak engineered flooring. Solar Power (day) and Oil Central Heating systems have all been serviced and in working order along with security camera systems. The property comprises of 2 separate reception rooms (optional 4th bedroom) both facing onto the garden, swimming pool with the extended family lounge having two French doors to gardens and undercover seating area. The entrance has a spacious reception area and utility room with plumbing, houses a washer/dryer with additional shelf space. A shaker style kitchen with integrated dishwasher, microwave and 5 ring gas stove and oven. A spacious dining room with fireplace. The property has 3 double bedrooms, one of which is on the ground floor along with a modern style bathroom. Two further bedrooms on the first floor, one with a walk in wardrobe and open plan dressing area also providing additional storage space and a shower room with WC. A large gated driveway and frontage provides parking for multiple cars with a double garage to the side, potential for the space to be converted to an Annex or a car port (STPP). The stunning family gardens has a lawned area and large patio surrounding a disused sunken Swimming Pool (in need of renovation). To the rear of the property is a covered seating area extending from the Lounge, and a separate brick built BBQ area. A secondary rear garden area has an extended lawn with a beautifully landscaped slate stone live Koi pond. There is also a wooden constructed summer house with double doors, power and lighting surrounded by raised decking. Further vehicle access to the rear garden via double gates. The property comes with Oil Central Heating and Solar Panels and connection currently receiving FIT payments of over £500 per annum. The location is within commutable distance to London and only 5 minute drive (4 miles) to ST NEOTS MAINLINE STATION only 40 minutes to Kings Cross with direct trains via Thameslink rail.







# Room Details & Dimensions

## Entrance Hall

A lovely entrance hallway with quarry tiled flooring, window to side aspect.

## Utility Room

Plumbing for washing machine, work surface over, window to side and tiled flooring. New Washer Dryer included.

## Kitchen/Breakfast Room *11' 7" x 10' 10" (3.53m x 3.30m)*

Range of fitted eye and base level shaker style units with granite work surface. Integrated Dishwasher and Microwave. 5 Ring Gas Stove and space for Fridge Freezer. Tiled splash backs, ceramic sunken sink with chrome taps, radiator, latch door and windows to front and gardens. Pine latch door to Dining Room.

## Dining Room *14' 10" x 12' 0" (4.52m x 3.65m)*

Fireplace with brick surround and hearth. Double panelled radiator. Window to rear aspect. Feature beam work to ceiling and LED lighting. Latch door leading to stair case rising to first floor accommodation. Door to hallway and oak wood flooring.

## Sitting Room *12' 0" x 13' 11" (3.65m x 4.24m)*

Windows to rear and side aspects. Brick fireplace with tiled hearth. Double panelled radiator. Wood flooring.

## Family Lounge *24' 6" x 11' 11" (7.46m x 3.63m)*

A spacious open plan Lounge Diner with two sets of double doors onto wonderful gardens and outdoor seating area. Tv point, LED lighting and wood flooring.





### **Bedroom Three** 12' 8" x 9' 5" (3.86m x 2.87m)

Large double bedroom with window to side aspect. LED lighting, radiator.

### **Ground Floor Bathroom**

Modern fitted bathroom suite with bath with chrome side taps and shower handle, WC with enclosed flush, vanity wash basin and chrome towel rail holder. Fully tiled flooring and walls. Frosted window to side.

### **Landing**

Window to front aspect at half stair. Built in cupboard housing hot water cylinder and pump. Panelled doors to bedroom one and two and shower room.

### **Bedroom One (With walk in wardrobe)** 10' 11" x 10' 5" (3.32m x 3.17m)

Window to side aspect, and glazed panelled door to walk in wardrobe. Additional space for dressing area or workspace.

### **Bedroom Two** 8' 6" x 8' 0" (2.59m x 2.44m)

Double glazed velux window to rear aspect. Exposed beams, radiator.

### **Shower Room**

Shower unit with sliding door. bath basin and WC. Radiator, exposed beam and Velux window to rear aspect.

### **Gardens**

Extensive south facing gardens with main family garden laid to lawn with large covered seating area. Sunken swimming pool (requires modernisation and not in use). A further large garden area to the rear with large Koi carp pond and raised summerhouse with decking. Double gates for vehicle access. BBQ and seating area to side aspect and gate to driveway.





**Directions**

Proceed out of St Neots Town on Cambridge Street and under the railway bridge, past Loves Farm. On the A428, head towards Cambridge. Take the first turning right signposted Croxton and Abbotsley..







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# Floorplan



## Ground Floor

Floor area 109.6 m<sup>2</sup> (1,180 sq.ft.)



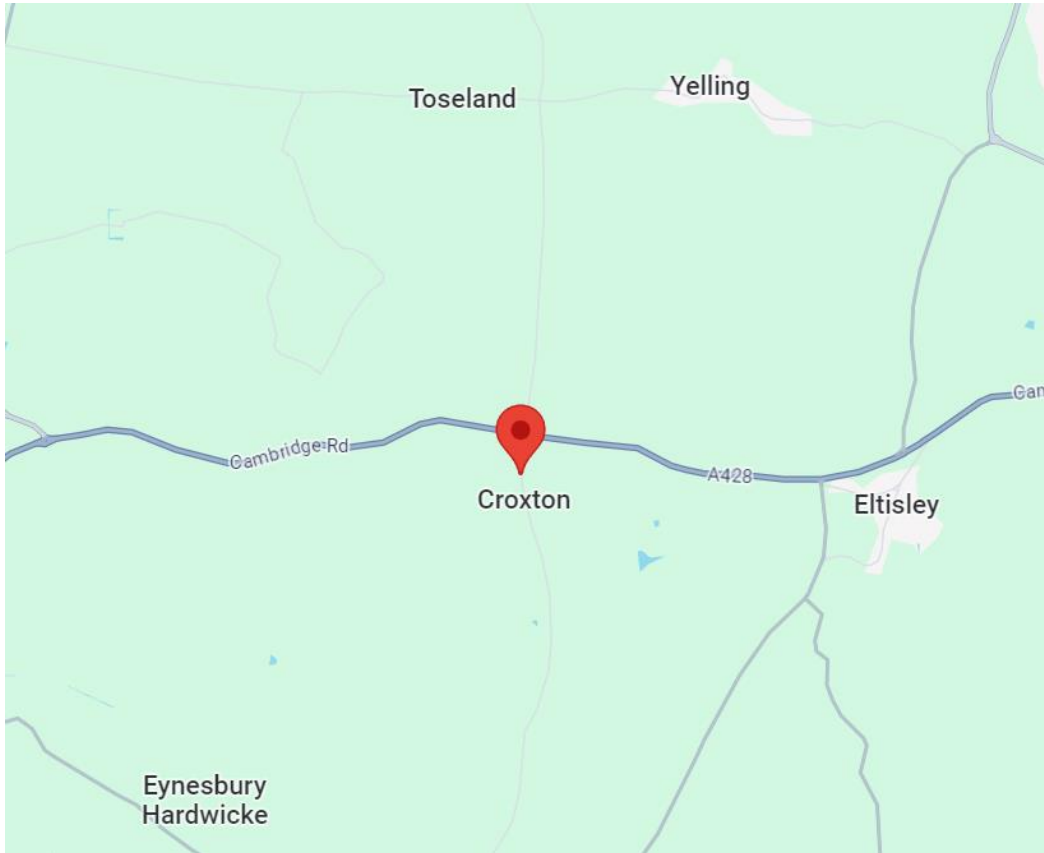
## First Floor

Floor area 38.0 m<sup>2</sup> (409 sq.ft.)

**TOTAL: 147.7 m<sup>2</sup> (1,589 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





Council Tax Band: F  
Local Schools:  
EPC Rating: D  
Tenure: Freehold  
Term Remaining: n/a

#### Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.