



## CHURCH LANE, ABINGTON PIGOTTS

 5  4  6 EPC D

Ensum Brown are delighted to offer for sale this extended and substantial, 5 bedroom & 6 reception room, detached home situated on a very generous corner plot in the stunning village of Abington Pigotts. Offers secondary accommodation in the form of an annexe if desired. No upward chain.

GUIDE PRICE  
**£800,000**

- Substantially Extended Detached Home
- Well Presented & Updated Throughout
- 4/5 Bedrooms
- Generous Corner Plot
- Flexible Accommodation
- 2 En-Suites & 2 Bathrooms
- Annexe Accommodation
- 6 Reception Rooms
- Double Length Garage

Royston  
**01763 750000**

42 High Street, Royston, Hertfordshire, SG8 9AG

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	55	





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## PROPERTY INSIGHT

Situated in the heart of the delightful village of Abington Pigotts you will find 'Whitecroft', a significantly extended detached home with accommodation in excess of 2600 sq ft and located on a very generous corner plot. This home, that offers secondary accommodation in the form of an annexe, is central to the village, but you are surrounded by stunning open countryside yet still within easy commute of local towns, the city of Cambridge and an excellent commute to London if desired.

You approach the property where you have gravelled driveway parking for multiple vehicles that also leads to an integral double length garage. Stepping into this home you will find it well presented throughout and with 6 reception rooms in total you have extremely flexible use of rooms. Firstly, we must mention the self-contained annexe that this home offers if desired. On the ground floor you have an area that can be totally isolated if you wish, this could be perfect if you have extended family you wish to live with you, or a child needing independence but support perhaps. This currently forms of an open plan orangery style room with a door to the rear garden that could be your lounge and bedroom and has en-suite facilities off. There is also potential to create a separate kitchen and bedroom if you wished. The possibilities with this home really are endless. Of course, if you don't require secondary accommodation then this can just for part of your normal living accommodation, it is seamless.

The ground floor flows superbly and currently comprises of a lounge with bay window that overlooks the gardens and with a feature brick fireplace with timber bressumer and housing a wood burning stove, that is open plan to a snug. Further ground floor accommodation includes a separate dining room, large garden room with twin double doors opening to the rear garden (a real party room), study, kitchen/breakfast room with range of built-in appliances, utility room and doakroom.

Going to the first floor this property continues to impress. You will find four double bedrooms all of which have excellent built-in storage space. Both the master bedroom and bedroom two have their own re-fitted en-suite facilities. The remaining two bedrooms share the use of yet another re-fitted shower room. To note, a great deal of investment has been made in this home with completion of re-fitted bathrooms for example done to an excellent contemporary standard.

Finally and a real feature of this home is the outside space. The corner plot is extremely generous and benefits from a great deal of privacy thanks to surrounding mature trees. The gardens are mainly laid to lawn with well stocked flower and shrub borders and with patio areas to two aspects you have great sun traps and shaded areas when required.

## LOCATION - ABINGTON PIGOTTS

Abington Pigotts is a small village on the edge of south Cambridgeshire and neighbouring the Hertfordshire border. The village is surrounded by open countryside and within the village you will find many beautiful period homes from its long history. This has to be one of the only local villages that hasn't been over developed over the years and thanks to this there is a great sense of community within this close-knit village. At the heart of the village is the village hall, church and the very well regarded village pub and restaurant 'The Pig & Abbott'. There is a host of clubs and societies organised by the villagers and once a year everyone gathers for the village fete. The neighbouring village of Steeple Morden provides primary school education and the secondary school is highly regarded Bassingbourn Village College.

Just a few miles up the road you have the town of Royston where you will find a high street of shops and cafes, this is also where you will find a number of supermarkets including Tesco, M&S and Aldi. In Royston there is a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes. Additionally, in terms of travel, you have the M11 & A1 within a 10-15 minute drive if you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour's drive away. The city of Cambridge is also within very easy reach, approximately 20 minutes by car.

