





---

## ABBAY LANE, LODE, CAMBRIDGE, CB25 9EP

- Cambridge City Centre – approx. 6 miles
- Cambridge North Railway Station – approx. 6 miles
- A14 (Junction 35) – approx. 2.5 miles

Sitting room • Dining room • Kitchen/breakfast room  
• Snug/family room • Garden room/conservatory •  
Cloakroom • Utility & boot room • 4/5 Bedrooms • 2  
Bathrooms (1 en-suite) • Lawned gardens with lovely  
outlooks • Gravelled driveway & garage • EPC rating D

### DESCRIPTION

24 Abbey Lode is an attractive and beautifully presented modern family home with around 1800sqft of well-laid out accommodation.

The reception rooms are bright and spacious and include a sitting room with wood-burner, a large dining room with doors to the garden and terrace, a snug/family/tv room and a lovely conservatory from which to enjoy the views. The kitchen/breakfast room is stylish and well-fitted with a breakfast bar and there is also a useful utility room, with space and plumbing for washing machine and tumble dryer and a boot room opening to the rear garden.

On the first floor are four bedrooms, all with lovely open aspects, two modern bathrooms and further potential fifth bedroom/playroom.

### OUTSIDE

The property is approached down a private, no-through road shared with several other houses. The setting is delightfully private and is surrounded by National Trust land, affording the properties wonderful rural outlooks. No 24 is accessed over a gravelled driveway, with five bar gate, providing secure parking for 2/3 cars and leading to the garage.

**DELIGHTFULLY LOCATED AND VERY WELL-PRESENTED MODERN FAMILY HOME SITUATED ON A NO-THROUGH ROAD CLOSE TO CENTRE OF THIS ATTRACTIVE AND WELL-LOCATED VILLAGE.**





The gardens are mainly lawned with secluded outdoor dining and relaxation areas and is perfect for children and pets. The rear gardens back onto a meadow, the village tennis courts and the allotments beyond.

### LOCATION

Lode is a pretty and popular village, situated just 6 miles from Cambridge city centre. It is the home of Cambridge Polo Club and is surrounded by pleasant countryside. It is very conveniently located for access to the city as well as the Science and Business Parks in the area. There are local amenities in the nearby villages of Bottisham including convenience store, chemist, restaurants & public house and doctors' surgery. Schooling for all ages is also available in Bottisham with a primary school and the highly regarded Bottisham Village College along with a leisure centre. For those needing to commute, there is easy access to major road networks via the A14 along with the new mainline railway station on the northern fringes of the city. There is also the Park and Ride bus service on Newmarket Road. The location is perfect for dog-walking – there is no need to get into the car and local walks include routes to the river, Quy and Horningsea. There also direct footpaths across to the lovely Anglesey Abbey and its beautiful gardens and grounds.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

**Local Authority:** East Cambridgeshire District Council

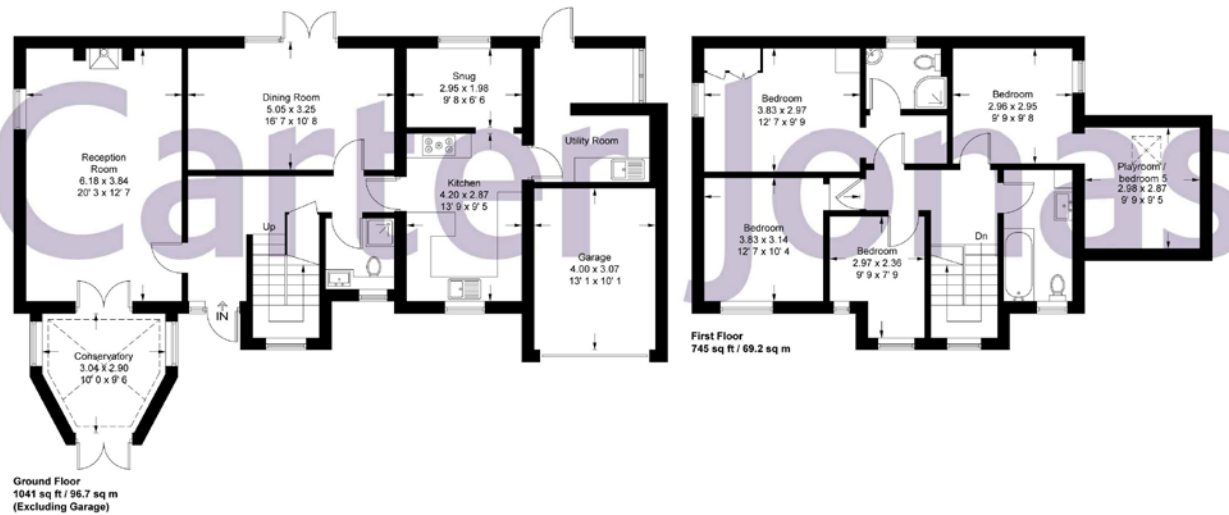
**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330





## Abbey Lane

Approximate Gross Internal Area = 1786 sq ft / 165.9 sq m  
Garage = 129 sq ft / 12 sq m  
Total = 1915 sq ft / 177.9 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		
(92-100) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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		

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**

Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.