



Scotland Road, Dry Drayton, Cambridge, CB23 8BN

**CHEFFINS**



## Scotland Road

Dry Drayton, Cambridge,  
CB23 8BN

- Minimum 12 Month Tenancy
- Available from 28/11/2025
- Unfurnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Off Street Parking
- Garden

A 3 bedroom extended semi-detached cottage situated in a delightful rural setting. Accommodation comprises open plan sitting/dining room, kitchen/breakfast room, utility room, cloakroom, 3 double bedrooms and 2 bathrooms (1 en-suite). The property further benefits from far reaching views over paddocks to rear, front and rear gardens and off street parking. Unfurnished. We regret no pets or sharers. Available from 28/11/2025. EPC: C and Council Tax Band: C.

3 2 2

**£1,725 PCM**





## LOCATION



The property is located on the outskirts of Dry Drayton; a desirable village approximately 5 miles to the north west of Cambridge. Amenities within the village include a public house and primary school and further amenities including supermarkets and shops can be found in the nearby villages of Bar Hill and Cambourne. The property is conveniently placed for access to the A428, A14 and M11 for access to Cambridge and travel to the North and South.



## ENTRANCE HALL

with stairs rising to 1st floor with cupboard beneath. Through to:

## HALLWAY/STUDY

with door to kitchen and door to:

## SITTING/DINING ROOM

with feature fireplace housing electric fire. Dual aspect with 2 windows to front aspect and patio doors to rear aspect opening to garden.

## KITCHEN/BREAKFAST ROOM

kitchen with base and wall units, work tops, butler sink with window to side aspect above, gas range with extractor above and integrated appliances including fridge freezer and dishwasher. Breakfast area with bi-fold doors to garden and door to:

## UTILITY ROOM

with base units, work top, butlers sink, washing machine, hot water cylinder, 2 windows to rear aspect, side door to garden and door to:

## CLOAKROOM

with toilet and wash basin.

## STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

## MASTER BEDROOM

with built in wardrobes, window to rear aspect enjoying far reaching rural views, 2 Velux skylights and door to:

## EN SUITE SHOWER ROOM

with large shower cubicle, toilet, wash basin with vanity unit below and wall mounted mirror above and heated towel rail.

## BEDROOM 2

with walk in wardrobe with fitted shelving, draws and hanging rail and window to front aspect.

## BEDROOM 3

with window to rear aspect.

## BATHROOM

with shower over bath, toilet and wab

with wall mounted mirror above, wall mounted mirrored cabinet and heated towel rail.

## OUTSIDE

enclosed front garden predominantly laid to lawn with pathway to front door. Enclosed rear garden predominantly laid to lawn with patio, shed with electric, outside electric point and rear gate with access to off street parking.

## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

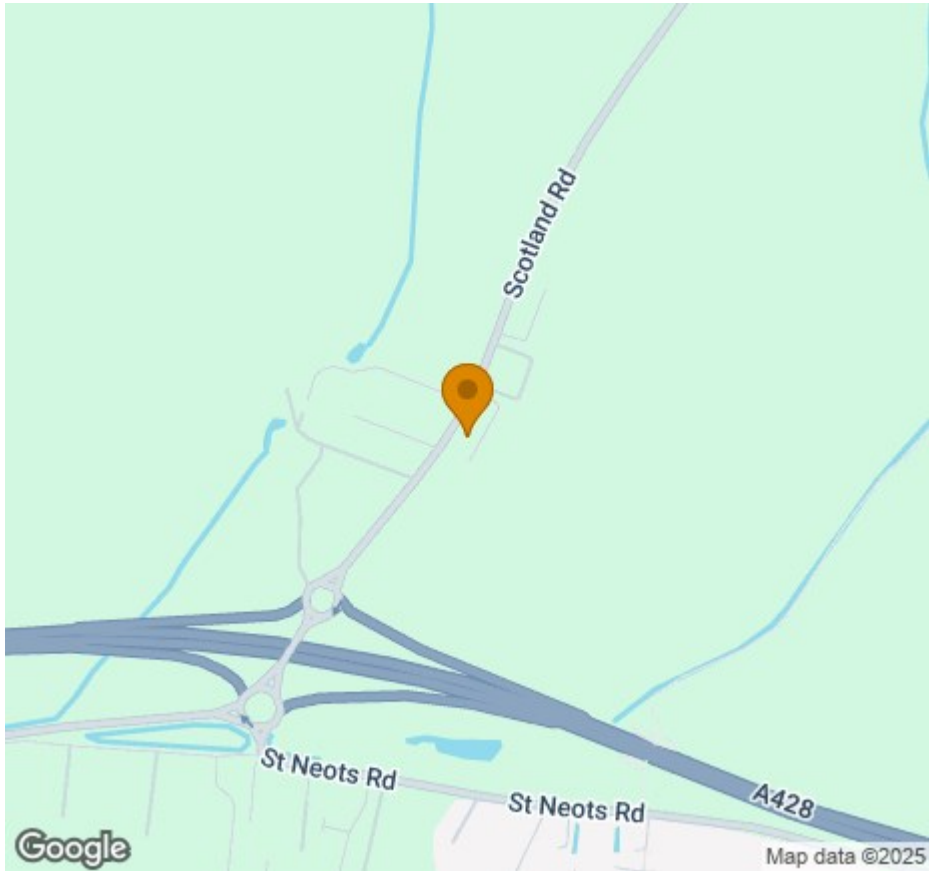
Holding Deposit - £398

Deposit - £1990

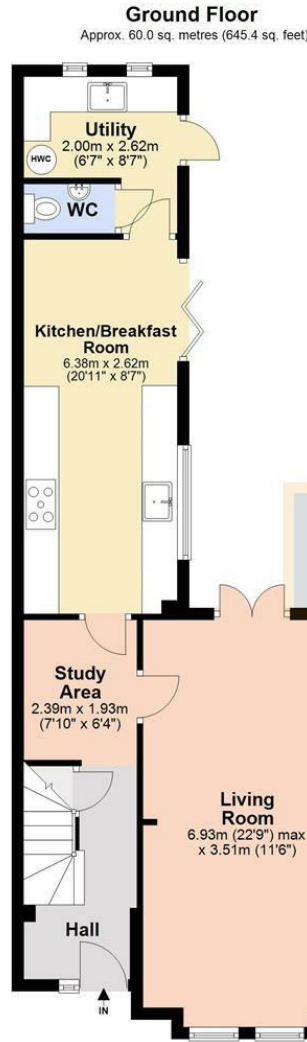








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>1</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 108.6 sq. metres (1168.8 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**CHEFFINS**