



St. Neots Road, Dry Drayton, CB23 8AY

CHEFFINS

St. Neots Road

Dry Drayton,
CB23 8AY

A most impressive and substantial, detached modern residence, extending to about 4,729 sq ft, offers versatile and spacious accommodation with a large, luxury, open-plan Kitchen/Diner/Sitting room as well as 6 bedrooms, 6 bathrooms and a Balcony. Situated within its own grounds, in all, extending to about 0.6 acres with a double garage and outbuildings. In this prominent position on the outskirts of this village, conveniently located for access to a wide range of local amenities, as well as Cambridge city centre and major road links.

6 6 3

Guide Price £1,500,000





LOCATION

Dry Drayton is a highly regarded and much sought after village, conveniently placed just 5 miles west of Cambridge. The village benefits from a church, primary school, village hall and inn, and is within easy reach of the A14 and A428 as well as being a short distance from Madingley Road Park & Ride which provides direct access into the city.

TWIN ENTRANCE DOORS

with double glazed and frosted panes leading into:

ENTRANCE HALLWAY

oak staircase rising to the first floor with oak handrail, newel post and glazed balustrades, tiled floor with underfloor heating, alarm control panel and video gate access panel, open through to:

OPEN PLAN KITCHEN/DINING/SITTING ROOM

Kitchen is fitted with a generous range of high quality handleless soft close cupboards and drawers with stone working surfaces with matching upstands, undermount sink unit with mixer tap, range of fitted Siemens appliances including electric fan oven, microwave combination oven, a pair of warming drawers, bean to cup coffee machine, built-in and concealed full height refrigerator and freezer, built-in and concealed dishwasher, central island unit with Siemens induction hob and extractor hood above incorporating breakfast bar, glass fronted wine fridge, range of downlighters, tiled floor with underfloor heating, triple glazed windows to the front and full width triple glazed bi-fold doors to the rear opening up to the garden.

UTILITY/BOOT ROOM

with entrance doors to front and rear, stone working surfaces with matching upstands, undermount single bowl sink unit with mixer tap, plumbing and space for automatic washing machine, space for tumble dryer, personal door through to Garage, extractor fan, ceiling with inset downlighters, access to loft space, tiled floor with underfloor heating.

LIVING ROOM

feature wall mounted contemporary style electric fireplace, ceiling with a range of inset downlighters, air conditioning unit, underfloor heating, triple glazed bi-fold doors to the rear opening to the garden.

INNER HALLWAY

FAMILY ROOM

ceiling with inset downlighters, wooden flooring, underfloor heating, triple glazed windows to the front and side.

BATHROOM

wash hand basin with mixer tap, dual flush w.c., and storage cupboards, tiled panelled bath with remote mixer, architectural radiator, tiled floor with underfloor heating, wall tiles, ceiling with inset downlighters, extractor fan, double cupboard housing insulated and pressurised hot water tank and underfloor heating controls.

BEDROOM 4

ceiling with inset downlighters, underfloor heating, air conditioning unit, triple glazed window to the side, fitted double wardrobe.

ENSUITE BATHROOM

with white four piece suite comprising tiled panelled bath with mixer/shower tap, walk-in large tiled shower with drencher shower head and handheld rose, dual flush w.c., wall hung wash hand basin with mixer tap and storage drawer below, mirror fronted cabinet, heated towel rail/radiator, tiled walls and floor, underfloor heating, inset downlighters, extractor fan.

BEDROOM 5

ceiling with inset downlighters, underfloor heating, triple glazed windows to the front and side.

ENSUITE SHOWER ROOM

walk-in tiled shower, glazed door, drencher shower head and handheld rose, wash hand basin with mixer tap and storage drawer below, low level dual flush w.c., tiled floor with underfloor heating, heated towel rail/radiator, extractor fan, triple glazed and frosted window.

ON THE FIRST FLOOR

SPACIOUS LANDING

covered radiator, radiator, storage cupboards, video gate control panel, triple glazed window to the rear.

PRINCIPAL BEDROOM SUITE

incorporating Bedroom with tall ceiling, air conditioning unit, double panelled radiators, a pair of radiators, triple glazed bi-fold doors leading to first floor terrace with metal and glazed balustrades.

ENSUITE BATHROOM

with a pair of access doors with twin sink units with mixer taps and storage cupboards below, tile panelled bath and walk-in shower with glazed door, handheld rose, double panelled radiator, ceiling with inset downlighters, extractor fan, triple glazed windows to the front.

STUDY

ceiling with inset downlighter, extractor fan, triple glazed window to the front.

BEDROOM 2

a pair of double wardrobes, double panelled radiators, air conditioning unit, triple glazed bi-fold doors to the rear with glazed and metal balustrade.

ENSUITE BATHROOM

freestanding bath with mixer tap and handheld rose,

walk-in shower with glazed screen, drencher shower head and handheld rose, dual flush w.c., a pair of wash hand basins with storage drawers below and mixer taps, mirror fronted cabinet, tiled floor, tiled walls, ceiling with inset downlighter, extractor fan, triple glazed window to the side.

BEDROOM 3

a pair of twin wardrobes, air conditioning unit, double panelled radiator, triple glazed windows to the front, triple glazed Velux roof window.

ENSUITE

freestanding bath, mixer tap, handheld rose, walk-in tiled shower, handheld rose, a pair of wash hand basins with mixer tap and storage drawers below, mirror fronted cabinet, tiled floor, tiled walls, architectural radiator, ceiling with inset downlighters, extractor fan, triple glazed window to the side.

BEDROOM 6

access to loft space, double panelled radiator, triple glazed Velux window to the side.

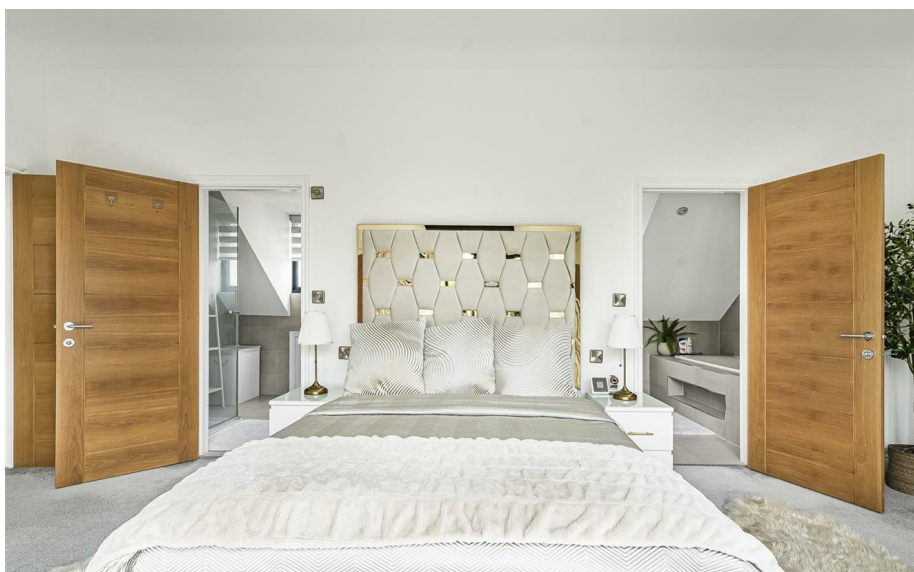
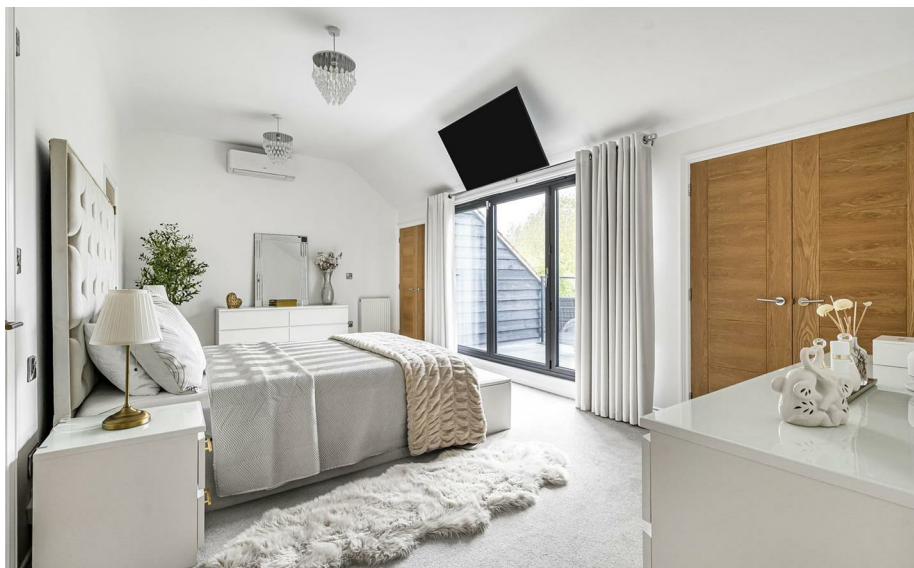
OUTSIDE

The property is approached via twin remote controlled gates with extensive block paved driveway and parking area. Front gardens are laid to lawn and enclosed by walling and fencing.

DOUBLE GARAGE with remote control up and over door, power and light connected, Solar controls and wall mounted Tesla batteries, access to the rear garden from either side.

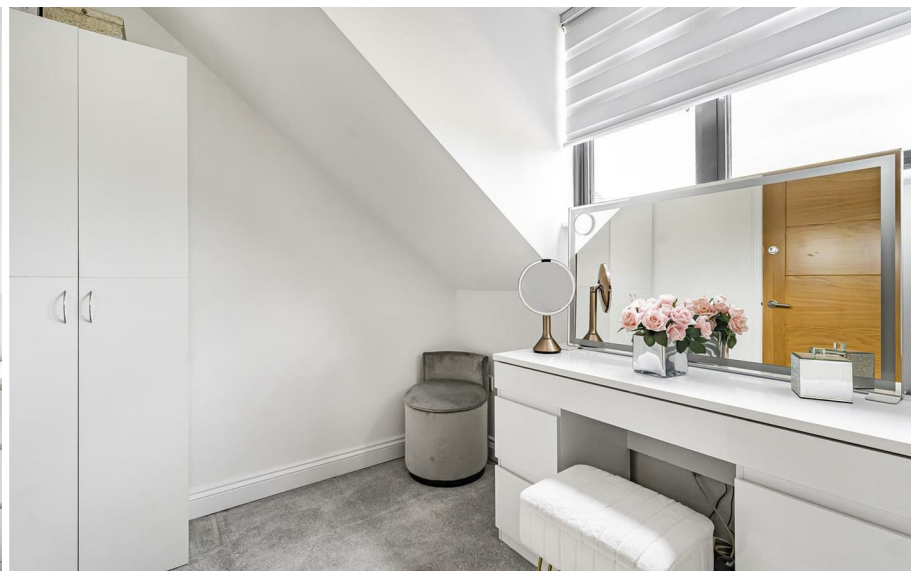
Good size rear garden principally laid to lawn with large patio area, enclosed by timber fencing with a pair of useful storage sheds. Outside lighting and taps.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £1,500,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – South Cambridgeshire





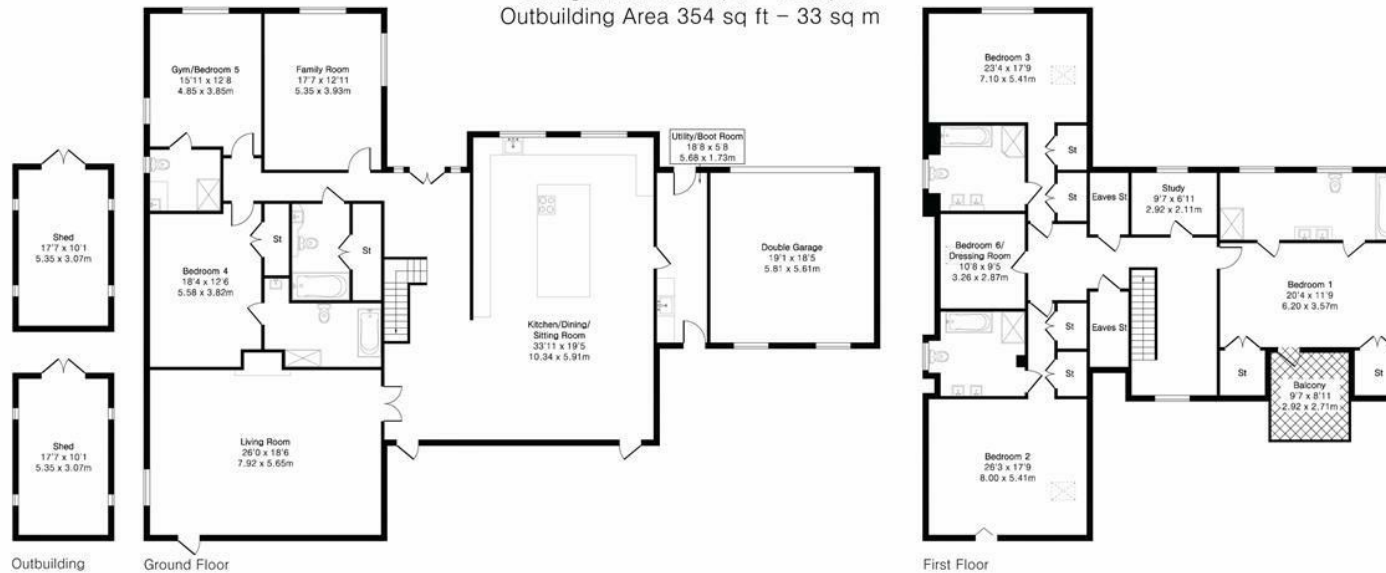
Approximate Gross Internal Area 4729 sq ft - 440 sq m

Ground Floor Area 2632 sq ft – 245 sq m

First Floor Area 1743 sq ft – 162 sq m

Garage Area 351 sq ft – 33 sq m

Outbuilding Area 354 sq ft – 33 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.

