



View Farm Close, Dry Drayton, CB23 8BP

CHEFFINS

View Farm Close

Dry Drayton,
CB23 8BP

A most impressive and substantial detached barn-style residence, extending to just under 2,500 sq ft, finished to an exceptional standard throughout with a high specification and stylish design. The property also benefits from a sympathetically designed two-bay carport and a beautifully landscaped private garden. Enjoying a discreet and enviable position within this established and exclusive development, it is quietly situated in a desirable village setting with convenient access to local amenities and the city of Cambridge.

5 3 2

Guide Price £1,250,000





LOCATION

The property is situated in an attractive and tucked-away position within View Farm Close, considered one of the most desirable and peaceful settings within the charming village of Dry Drayton. This highly sought-after village is known for its sense of community, historic character, and excellent proximity to Cambridge. Surrounded by open countryside, the village enjoys a tranquil atmosphere while still offering convenient access to local amenities, including a well-regarded primary school, a village hall, a popular pub, and scenic walking routes. Dry Drayton is ideally placed for commuters and families alike. It lies just a short drive or cycle from Cambridge, a world-renowned university city that offers a wealth of cultural, academic, and leisure opportunities. In the opposite direction, the village is well connected to the A14, M11, and A428, giving straightforward access to London, St Neots, Huntingdon, and Stansted Airport. Cambridge North and Cambridge Central railway stations are within easy reach and provide direct links into London King's Cross and Liverpool Street. A further draw to the area is the availability of excellent schooling options, including Dry Drayton Primary School and catchment to the highly regarded Comberton Village College. Independent schooling in Cambridge is also easily accessible, with institutions such as The Perse, The Leys, and St Mary's a short commute away.

PANELLED ENTRANCE DOOR

with side glazing panel leading through into:

ENTRANCE HALL

with stone tile flooring, deep storage cupboard, radiator, split-level staircase rising to first floor accommodation with full height feature window to front aspect, double glazed window to front aspect, radiators, panelled doors leading into respective rooms.

CLOAKROOM

comprising a two piece suite with low level w.c. with concealed dual hand flush, tiled surround, wash hand basin with hot and cold mixer tap, glazed splashback with storage cupboard below, heated towel rail, continuation of flooring from hallway, double glazed window fitted with privacy glass out onto front aspect.

STUDY

with continuation of flooring from entrance hallway, radiator, LED downlighters, double glazed window to front aspect.

SITTING ROOM

with engineered oak flooring, remote control gas fire, fireplace with stone hearth, radiator, full height set of double glazed windows overlooking garden, set of sealed unit French doors leading out onto decking.

DINING ROOM

accessed via double doors from Entrance hall, continuation of flooring from entrance hall, radiator, double glazed window overlooking garden with opening through into:

OPEN PLAN KITCHEN/BREAKFAST ROOM**KITCHEN**

A most stylish contemporary kitchen comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with stone work surface with inset stainless steel one and a quarter bowl sink with Quooker hot and cold/boiling tap, drainer to side, integrated Siemens induction hob with concealed extractor hood above, integrated Siemens microwave grill, oven and warming drawer adjacent with integrated and concealed Siemens fridge/freezer and dishwasher, extension of kitchen work surface leads onto a round engineered timber breakfast bar providing informal dining setting, further storage units includes open display shelving, stone tiled flooring, inset LED downlighters, panelled door leading through into:

UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers, stone work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, wall mounted Ideal gas fired boiler providing hot water and heating for the property, space and plumbing for washer/dryer, heated towel rail, continuation of flooring from kitchen, further storage cupboard housing underfloor heating manifold, inset LED downlighters, double glazed window to front aspect, panelled door leading out onto side passageway.

BREAKFAST ROOM

continuation of flooring from kitchen, vaulted ceiling with skylight, inset LED downlighters, wall mounted underfloor heating control, collection of two bi-folding doors with side pillar opening out onto garden creating a seamless transition between inside and out.

ON THE FIRST FLOOR**LANDING**

with loft access, banisters with glass balustrades enclosing the landing, airing cupboard housing Vaillant hot water cylinder and fitted timber shelving surrounding, panelled doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

A most luxurious room with wealth of storage accessed via panelled timber double doors, radiator, double glazed window with shutters to rear aspect and overlooking garden, panelled door leading through into:

ENSUITE SHOWER ROOM

A recently updated and stylish suite comprising walk-in shower cubicle with wall mounted shower head as well as additional shower head attachment, storage niche, decorative tiled surround, Crittall shower glazing, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, storage drawers beneath with soft closing feature, tiled surround, tiled upstand, further storage niche, wall mounted mirror cupboard, heated towel rail, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 2

with engineered oak flooring, radiator, full height set of double glazed windows providing spectacular views over the garden with panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle with wall mounted shower head and further shower head attachment, storage niche, sliding glazed door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, storage drawer under, tiled surround, wall mounted mirror with lighting feature, tiled flooring, heated towel rail, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 3

with engineered oak flooring, full height set of built-in wardrobes accessed via glazed sliding doors fitted with railings and shelving, radiator, inset LED downlighters, double glazed window with fitted shutters to front aspect.

BEDROOM 4

with engineered oak flooring, radiator, double glazed window to front aspect.

BEDROOM 5

currently being used as TV room; with radiator, double glazed window to front aspect.

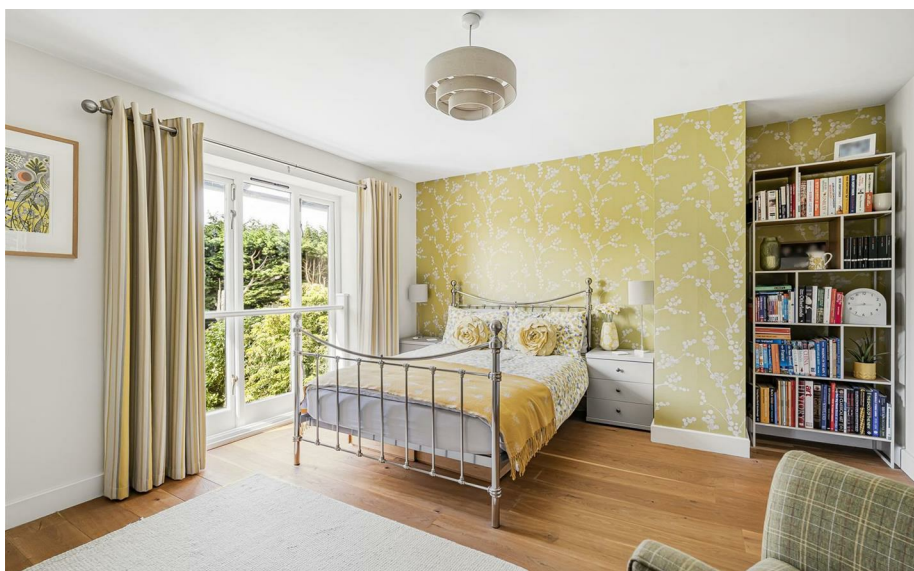
FAMILY BATHROOM


comprising a three piece suite with combined shower and tiled bath, hot and cold mixer bath tap, shower head attachment with glazed shower partition, tiled surround, low level w.c. with concealed dual hand flush, tiled surround, hot and cold mixer tap, storage drawer under, tiled upstand, wall mounted mirror with lighting feature, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

The property is approached off Park Lane via a shared tarmac drive while following this down to the rear of the development provides access to the subject property. There is a block paved driveway enclosed/bordered by low level brick wall with parking for several vehicles leading onto timber car port with parking for two vehicles and external EV power point. The remainder of the front garden is either laid to slate or bordered by hedging and mature shrubs.

To the rear of the property is an extensive and well manicured landscaped garden principally laid to lawn with an extensive decked area led directly off the living room and kitchen/dining room and provides a wonderful space to both relax and entertain, small step down leads onto the main lawned area which is bordered by well stocked bedding full of mature shrubs and flowering plants, surrounding beds being laid to bark. Centrally paved path that winds through the garden leading to a paved patio area covered by a gazebo providing an additional entertaining and relaxing space with external power point fitted onto the gazebo, outside tap adjacent, bordered by well stocked bedding full of mature shrubs and plants and again being laid to bark. Handful of mature trees bordering the property creating an excellent sense of privacy with all boundaries being enclosed with fencing and at the very back corner of the garden there is a composting area. To one side of the property is an enclosed patio area ideal for storage and to the other side is a paved patio area which benefits from being positioned on the south westerly aspect creating a wonderful sun trap effect with an ideal space to have further outdoor furniture, this is enclosed via hedging and some other well stocked beds. Outside tap, power point, timber storage shed, timber side access gate leading back round to the front.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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 £1,250,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – South Cambridgeshire District Council





Approximate Gross Internal Area 2498 sq ft - 232 sq m

Ground Floor Area 1354 sq ft – 126 sq m

First Floor Area 1144 sq ft – 106 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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