

Searles Meadow, Dry Drayton, CB23 8BW

CHEFFINS

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Searles Meadow

Dry Drayton,
CB23 8BW

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Guide Price £685,000



- Spacious Four-Bedroom Detached Family Home
- Approximately 2,100 Sq Ft Of Well-Proportioned Accommodation
- Beautifully Updated And Improved Throughout
- Impressive Kitchen/Breakfast Room With Central Island And Granite Work Surfaces
- Generous Sitting Room With Bi-Fold Doors Opening Onto The Rear Garden
- Separate Library And Ground Floor Shower Room
- Principal Bedroom With En-Suite Shower Room
- Four Double Bedrooms And Modern Family Bathroom
- Substantial Double Garage And Driveway Parking For 3–4 Vehicles
- Chain Free

A particularly well-presented four-bedroom detached family home, occupying a pleasant position towards the end of a quiet residential road within the popular village of Dry Drayton. The property has been thoughtfully updated and improved by the current owners, providing approximately 2,100 sq ft of versatile accommodation, together with a beautifully landscaped rear garden, double garage and generous off-road parking. Offered with no onward chain.















LOCATION

Dry Drayton is a highly regarded and popular village, situated approximately five miles north-west of Cambridge, retaining much of its attractive rural character whilst offering convenient access to the city. The village benefits from a range of local amenities including a primary school, public house, parish church and village hall, with further shopping and leisure facilities available in the neighbouring village of Bar Hill. The historic city of Cambridge provides an extensive range of shopping, cultural and recreational facilities, together with a number of highly regarded schools and colleges. For the commuter, the village is particularly well placed for access to the A14 and A428, with the M11 and Cambridge city centre also readily accessible. Madingley Road Park & Ride provides a convenient alternative for journeys into the city.

ENTRANCE HALL
A particularly spacious and welcoming reception area with staircase rising to first floor accommodation, with attractive galleried landing above, useful built-in storage cupboard, radiator and doors leading to the principal ground floor rooms.

KITCHEN/BREAKFAST ROOM
A particularly well-appointed and generous space, fitted with an extensive range of contemporary wall and base-mounted storage cupboards and drawers, complemented by granite work surfaces with attractive waterfall edging and a central island unit incorporating an induction hob. Further features include an integrated fridge and freezer, Neff double oven and warming drawer, with ample preparation and storage space. The kitchen opens through to the adjoining dining area, with large sealed unit double glazed windows overlooking the front and side aspects, providing excellent natural light.

DINING AREA
Open plan to the kitchen/breakfast room, providing a clearly defined space for dining, with further windows overlooking the front and side aspects and ample room for a substantial dining table and chairs.

UTILITY ROOM
Providing further fitted storage cupboards and work surface, with space and plumbing for appliances and a door providing access to the side garden.

SITTING ROOM
A particularly spacious principal reception room, extending around the side and rear of the property, with large sealed unit double glazed windows overlooking the gardens and bi-folding doors providing direct access onto the adjoining paved terrace. Further features include a gas fire and attractive arched opening leading through to:

LIBRARY
A versatile additional reception room, with extensive shelving and book storage, together with further space for seating or study furniture and a pleasant outlook across the rear garden.

SHOWER ROOM
Comprising a shower cubicle, wash hand basin and low level w.c.

FIRST FLOOR

SPACIOUS GALLERIED LANDING
With staircase rising from the entrance hall below, useful built-in storage cupboard and doors leading to the four bedrooms and family bathroom.

PRINCIPAL BEDROOM
A generous double bedroom with extensive integrated wardrobe storage and views overlooking the rear garden, with door leading through to:

EN-SUITE SHOWER ROOM
Comprising a shower cubicle, wash hand basin and low level w.c.

BEDROOM 2
A particularly generous double bedroom extending across the depth of the property, with double integrated wardrobes and windows to the front and rear aspects.

BEDROOM 3
A well-proportioned double bedroom with window overlooking the front aspect.

BEDROOM 4
A further double bedroom, with integrated wardrobe storage and window overlooking the side aspect.

FAMILY BATHROOM
Stylishly modernised and fully tiled, comprising a panelled bath, separate shower cubicle, wall-hung w.c. and vanity style wash hand basin, together with underfloor heating.

OUTSIDE
To the front of the property there is a small garden area with mature trees and planting, together with a generous driveway providing off-road parking for approximately three to four vehicles and access to the substantial DOUBLE GARAGE, which benefits from an electric up-and-over door and also houses the Worcester gas boiler.

The rear garden has been particularly well maintained and thoughtfully landscaped, principally laid to lawn with a variety of mature trees, shrubs and well-stocked borders providing an excellent degree of privacy. There is a generous paved terrace adjoining the rear of the property, providing an ideal area for outdoor entertaining and accessed directly from the principal reception room via the bi-folding doors.









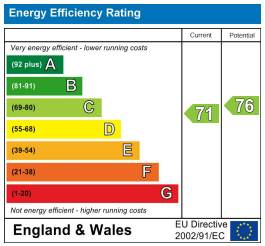




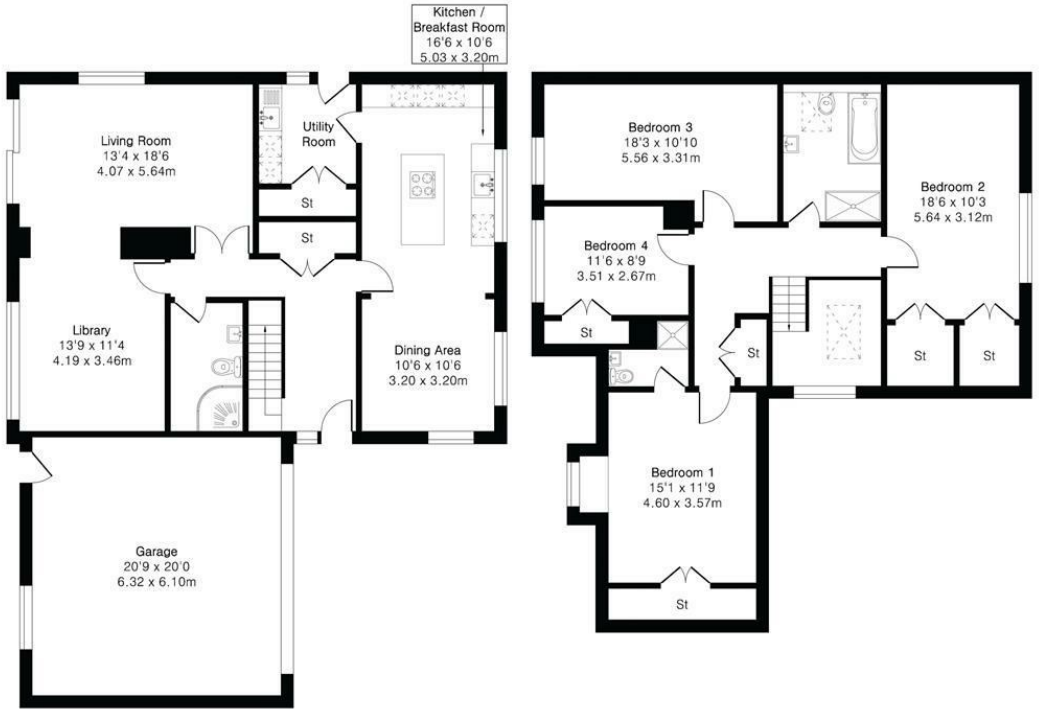








Approximate Gross Internal Area 2118 sq ft - 197 sq m
(Excluding Garage)
Ground Floor Area 1023 sq ft – 95 sq m
First Floor Area 1095 sq ft – 102 sq m
Garage Area 39 sq ft – 415 sq m



Guide Price £685,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire District Council

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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Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.