

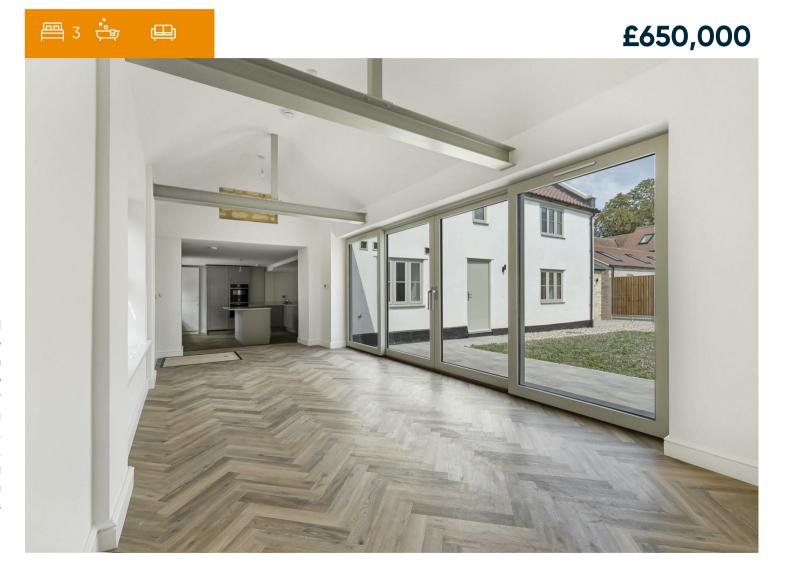
## **High Street**

Burwell, Cambridge, CB25 OHB

This stunning family home is perfectly positioned in the heart of Burwell, set on a generous 3-unit site offering space, comfort, and modern living.

## **LOCATION**

Burwell is a charming and historic village located on the edge of Cambridgeshire, offering the perfect blend of countryside living and modern convenience. With excellent transport links to Cambridge, Newmarket, and Ely, it's ideal for commuters and families. The village boasts a strong community spirit, well-regarded schools, local shops, pubs, and beautiful green spaces, including nature reserves and scenic walking routes. Burwell provides a peaceful setting without sacrificing accessibility to nearby towns and amenities.



Cambridge | Ely | Haverhill | Newmarket | Saffron Walden | London

## CHEFFINS

















## Approximate Gross Internal Area 2025 sq ft - 188 sq m

Cellar Area 159 sq ft - 15 sq m Ground Floor Area 1088 sq ft - 101 sq m First Floor Area 778 sq ft - 72 sq m





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: <a href="https://www.gov.uk/stamp-duty-land-tax/residential-property-rates">https://www.gov.uk/stamp-duty-land-tax/residential-property-rates</a>.





