

CHEFFINS



COMING SOON Pudding House, Mill Lane, Cambridge, CB25 0HJ

Prices From £650,000



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

- Brand New Detached Residence
- Choice Of Just Two Homes
- Tranquil Location Close To Centre Of Village
- Stylish And Flexible Accommodation Throughout
- A Range Of Quality Finishes
- 10 Year LABC Warranty

An Exceptional and Distinctive Detached Residence in the Heart of a Thriving Village.

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Introducing Pudding House—a truly unique and beautifully crafted detached home, offering versatile and contemporary living space in an enviable location at the heart of one of the region's most sought-after villages. Ideally positioned with excellent access to Cambridge, Newmarket, and major transport routes, this property presents a rare and exciting opportunity. Set within an exclusive development of just three individually designed homes, with one already sold, Pudding House is currently under construction, with completion anticipated in Summer 2025.

Expertly designed and finished to a high specification, the accommodation centres around a stunning open-plan kitchen/dining/family room, bathed in natural light—perfect for both everyday living and entertaining. The home features floor-to-ceiling windows throughout, creating a striking sense of space and seamlessly connecting the interior to its surroundings.

The ground floor also offers a flexible additional room—ideal as a study, snug, or fourth bedroom—alongside a spacious en-suite guest bedroom, thoughtfully designed with future-proofing in mind.

Upstairs, there are two further generously proportioned bedrooms, including a luxurious principal suite with en-suite, and a stylish family bathroom.

Externally, the property benefits from driveway parking, landscaped front and rear gardens, and a favourable south-facing aspect. Just a short stroll from Burwell's excellent range of local amenities, Pudding House also enjoys delightful views of St Mary's Church, further enhancing its charm and appeal.

SPECIFICATION

Kitchens:

Integrated Neff Cooker, Microwave, and Induction Hob
Integrated Caple Fridge Freezer and Dishwasher
Quartz worktop and upstand

Bathrooms:

Slim line shower tray's and glass doors
White sanitary ware with chrome fittings
Shower panels / wet wall panels to shower and bath areas.

Alu Clad timber frame double glazed windows and triple glazed sliding external doors

Air Source Heat Pump
Under floor heating to ground floor
Electric car charging point
Patio and grass garden

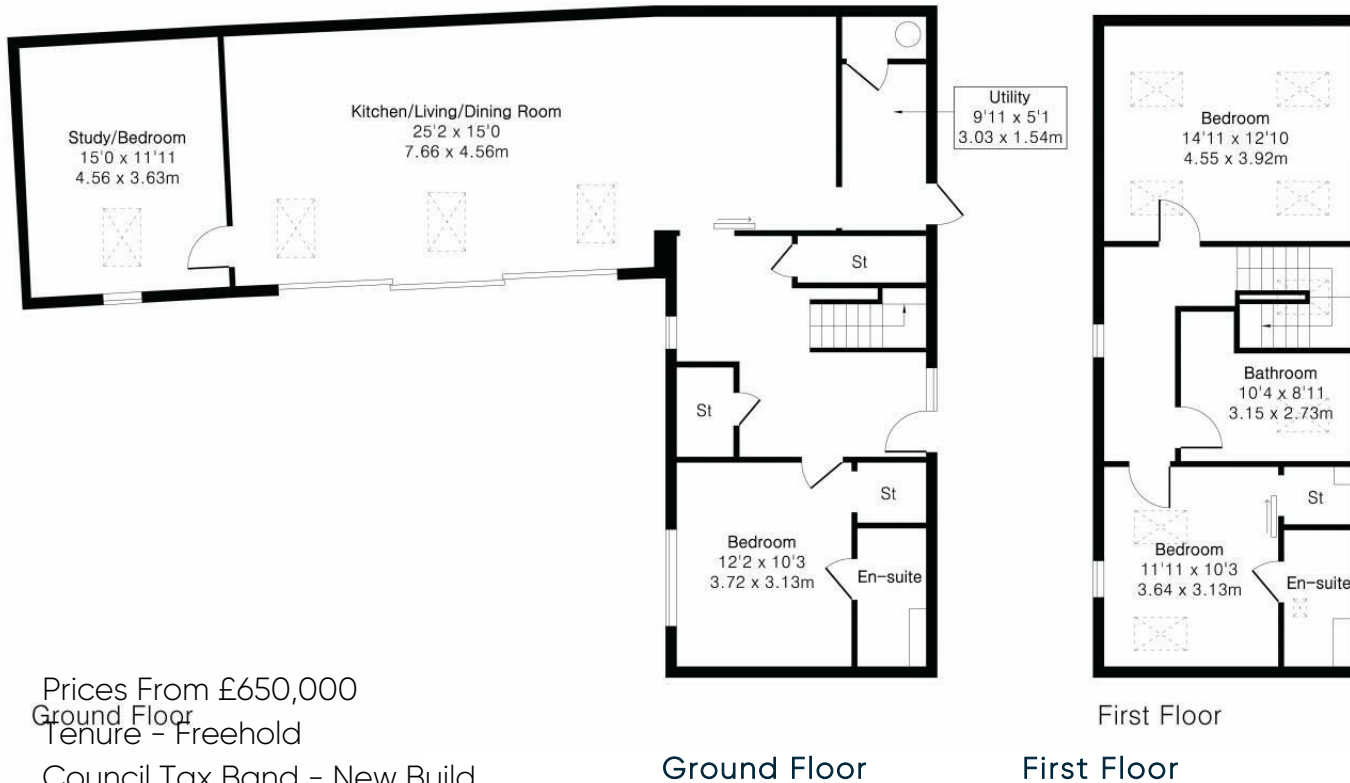
10 Year LABC Warranty



Approximate Gross Internal Area 1722 sq ft - 160 sq m

Ground Floor Area 1153 sq ft – 107 sq m

First Floor Area 569 sq ft – 53 sq m



AGENTS NOTES

Tenure – Freehold

Property Construction – Block and Brick

Electric Supply – TBD – New Supply off the High Street

Water Supply – Anglia Water – New Supply off Mill Lane

Sewerage – Anglia Water Mains

Heating – Air Source Pump

Broadband – Fibre to the houses

Flood Risk – None that Vendor is aware

Rights of Way, Easements, Covenants – TBD regarding shared driveway provision and easements with property to the front for services. No other Rights of Way, Easements, Covenants

Restrictions – None

Conservation Area – Yes

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Ground Floor
Tenure – Freehold

Council Tax Band – New Build

Local Authority – ECDC

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.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.



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