



Mill Road, Fen Drayton, CB24 4ST

CHEFFINS

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Fen Drayton,
CB24 4ST

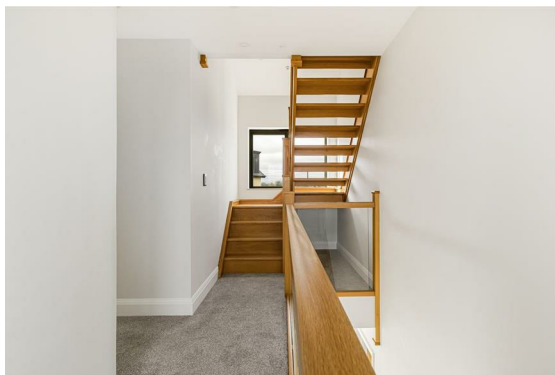
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Guide Price £795,000

- Impressive Modern Home Set Behind Electric Gates With A Gravel Driveway And LED Lighting
- Landscaped Gardens To The Front, Side And Rear
- Double Garage With Pitched Roof And Electric Up-And-Over Door
- High-Quality Finish Throughout With Solid Oak Doors, Oak Staircases With Glass Balustrades, Inset Spotlights And Quality Flooring
- Triple-Glazed Windows With 70% Solar Filtering
- Designed To Be 98% Airtight For Exceptional Energy Efficiency With Low Running Costs
- Four/Five Bedrooms With Top Floor Principal Suite
- Mechanical Ventilation Heat Recovery Throughout
- 40 Discreet Solar Panels Across The House & Garage

A striking, ultra-energy-efficient five-bedroom home set behind electric gates in the picturesque village of Fen Drayton. Finished to an exceptional specification with solid oak joinery, triple glazing, solar panels and an ASHP, air conditioning and fire misting system, the property offers over four floors of versatile living – from a multi-purpose basement suite to a luxurious top-floor master. Beautifully landscaped gardens, a double garage, and direct access to stunning countryside, guided bus links, and the renowned Fen Drayton Lakes.





LOCATION

Mill Road occupies a highly desirable position within the attractive and tranquil village of Fen Drayton, CB24 4ST. Surrounded by open countryside and characterful village lanes, Fen Drayton offers a rare blend of rural charm and excellent connectivity. The village lies approximately nine miles from the historic city of Cambridge, five miles from the bustling market town of St Ives, and nine miles from Huntingdon, which provides mainline rail links to London and the North. The village itself is steeped in character, centred around its traditional High Street and quintessential thatched pub, creating a welcoming community atmosphere. Just a short stroll from the property is the renowned RSPB Fen Drayton Lakes nature reserve, offering beautiful walking routes, birdwatching, and a peaceful backdrop throughout the year. The guided busway is easily accessible and provides fast, direct services into Cambridge city centre, the Science Park, Addenbrooke's Hospital, and westbound towards St Ives. Running parallel to the bus route is a dedicated cycle and footpath, popular with runners, cyclists, and families alike. For families, the village primary school holds a strong reputation, with pupils progressing to the outstanding Swavesey Village College, recognised as one of the region's leading secondary schools. With its scenic surroundings, excellent transport links, and strong educational provision, Fen Drayton offers a perfect balance of rural living and modern convenience.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE PORCH

with inset footwell, triple glazed windows fitted with privacy glass to either side, opening into:

OPEN PLAN LIVING/DINING ROOM

with tiled flooring, stairs rising to first floor accommodation with glazed balustrades, inset LED downlighters, wall mounted lighting, zonal smart light switches, triple glazed windows to both side and rear aspect, set of triple glazed bi-folding doors out onto front aspect, air conditioning, panelled glazed doors leading through into respective rooms.

KITCHEN/BREAKFAST ROOM

A most luxuriously appointed and contemporary space comprising a collection of both wall and base mounted storage cupboards and drawers fitted with soft closing feature with a quartz working surface with inset resin sink, hot/cold and mixer boiler tap, drainer to side, integrated Siemens oven, microwave/grill and warming drawer, inset 4 ring induction hob with inset extractor fan, integrated and concealed Bosch dishwasher, space and plumbing for fridge/freezer, inset LED downlighters, wall mounted underfloor heating controls, tiled flooring, triple glazed windows to side aspect, triple glazed French doors leading out onto front aspect.

REAR ENTRANCE HALL

with panelled door providing access to underfloor heating manifold, stairs lowering to lower ground floor accommodation, panelled glazed door providing access out onto garden, timber panelled door providing access to:

CLOAKROOM

comprising a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboard housing wash hand basin, tiled flooring, inset LED downlighters, triple glazed window out onto rear aspect.

BASEMENT

HALLWAY

with panelled timber doors providing access into respective rooms.

FAMILY ROOM

with wood effect flooring, wall mounted underfloor heating controls, inset LED downlighters, triple glazed windows to both front and side aspect, panelled door providing access into:

STORAGE ROOM

with open understairs storage area, wood effect flooring, inset LED downlighters, sliding door opening into cupboard housing pressurised hot water cylinder, solar panel controls, electricity meters, water softener, heat pump.

UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with soft closing feature, inset one and a quarter bowl sink with hot and cold mixer tap, drainer to side, space and plumbing for washer/dryer, tiled flooring, set of panelled timber doors providing access into storage cupboard with CATS cabling box, inset LED downlighters, tiled flooring.

ON THE FIRST FLOOR

LANDING

with automatic inset LED downlighters, stairs rising to second floor accommodation with timber & glazed balustrades, zonal light switch, triple glazed windows to both front and rear aspect and panelled glazed doors providing access into respective rooms.

BEDROOM 1

with inset LED downlighters, triple glazed windows to side and front aspect, panelled glazed door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with corner shower cubicle, wall mounted shower head and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, storage cupboard underneath wash hand basin, heated towel rail, wall mounted shaver point, tiled flooring, tiled upstand, inset LED downlighters, extractor fan, triple glazed window fitted with privacy glass out onto side aspect.

BEDROOM 2

with inset LED downlighters, triple glazed windows to front aspect.

BEDROOM 3

with inset LED downlighters, triple glazed windows overlooking garden.

FAMILY BATHROOM

comprising of a four piece suite with panelled bath with hot and cold mixer tap, shower head attachment, corner shower cubicle with wall mounted shower head and accessed via glazed sliding door, low level w.c. with

concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, heated towel rail, storage cupboard underneath wash hand basin, wall mounted shaver point, tiled flooring, inset LED downlighters, extractor fan, tiled upstand, triple glazed window out onto side aspect.

ON THE SECOND FLOOR

LANDING

with inset LED downlighters, panelled glazed doors leading through into respective rooms.

BEDROOM 4

inset LED downlighters, eaves storage, NVHR port, triple glazed window to side aspect.

PRINCIPAL BEDROOM SUITE

with eaves storage, inset LED downlighters, wall mounted air conditioning, triple glazed windows to both front and rear aspect, panelled glazed door providing access into:

LUXURIOUS ENSUITE BATHROOM

comprising of a four piece suite with large walk-in shower cubicle, dual wall mounted shower head with glazed shower screen, standalone bath with hot and cold mixer bath tap and additional shower attachment, low level w.c. with concealed dual hand flush, dual wash hand basins with hot and cold mixer taps, tiled splashback, pull-out drawers underneath wash hand basin, wall mounted mirror with lighting and anti-steam feature, tiled upstand, multiple heated towel rails, shaver point, inset LED downlighters, triple glazed windows fitted with privacy glass out onto rear aspect.

OUTSIDE

The property benefits from being ideally positioned to the rear of its plot and while still enjoying an extensive rear garden which is principally laid to lawn bordered by a slightly raised bed laid to gravel surrounding the house with a paved pathway leading to the rear access door of both the main house and garage. This extends round to the front of the property with a further main patio area to the front and accessed via the living/dining room. The garage can also be accessed via the up and over roller door fitted with power and lighting and adorned with solar panels on the roof. There is inset sensor lighting as well as wall mounted lights around the house creating a wonderful atmosphere at night. To the front the property is approached off Mill Road via a gated entrance with automatic gates and a long gravelled driveway and a lawned area extending round to the front, all enclosed by timber fencing.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	98	99
(81-91) B		
(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 £795,000

Tenure - Freehold

Council Tax Band - G

Local Authority - South Cambridgeshire District Council

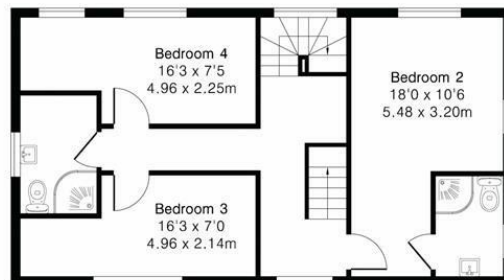
Approximate Gross Internal Area 2349 sq ft - 218 sq m

Basement Area 603 sq ft - 56 sq m

Ground Floor Area 603 sq ft - 56 sq m

First Floor Area 603 sq ft - 56 sq m

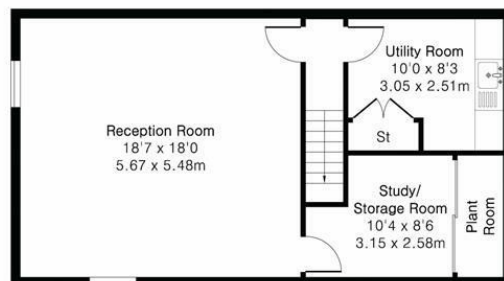
Second Floor Area 540 sq ft - 50 sq m



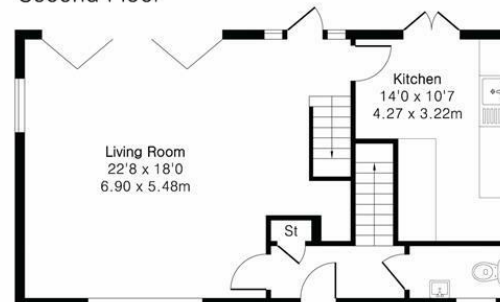
First Floor



Second Floor



Basement



Ground Floor



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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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