



Cottons Field, Dry Drayton, CB23 8DG

CHEFFINS

Cottons Field

Dry Drayton,
CB23 8DG

An impressive and substantial detached modern house providing exceptionally versatile and well proportioned accommodation, ideally suited to prospective buyers looking for such outstanding space and flexibility. The property also has the benefit of a delightful generous plot, driveway/parking area and double garage.

5 3 2

Guide Price £725,000





LOCATION

The property occupies an outstanding and tranquil position in a sought after and well regarded cul-de-sac; so well placed for access to the heart of the village. Dry Drayton is a most desirable village with its own range of local amenities including a primary school, village hall and local inn. The village is well placed for the commuter and well placed for access to major routes including the A14, M11 and A428.

LONG CANOPY OPEN PORCH**FRONT ENTRANCE DOOR**

to:

ENTRANCE HALL

with natural wood style flooring, double radiator, built-in cloaks/storage cupboard, door off to:

CLOAKROOM

with wash hand basin with cupboards beneath, integrated low level w.c., further cupboards above one of which houses the wall mounted Worcester boiler for central heating, natural wood style flooring, sealed unit double glazed window to side aspect with frosted glass.

PRINCIPAL RECEPTION ROOM

A delightful and spacious room with full height sealed unit double glazed windows to front aspect and further full height sealed unit double glazed windows to rear aspect, one double radiator and two half size double radiators, full height sliding double glazed patio doors leading to a covered timber deck and gardens. All full length windows have triplex glass.

OPENING FROM ENTRANCE HALL

to:

INNER LOBBY

with door off to deep walk-in shelved storage area with coat hooks, part glazed door to:

STUDY/FAMILY ROOM

with woodblock flooring, radiator, full height sealed unit double glazed sliding patio doors with triplex glass leading to paved terrace and gardens.

DINING ROOM

with woodblock flooring, double radiator, sealed unit double glazed windows to rear aspect overlooking the terrace and gardens, part glazed door leading through to:

KITCHEN/BREAKFAST ROOM

A generous space with kitchen area incorporating an inset one and a half bowl sink unit with mixer taps and drawers beneath, extensive fitted base units comprising granite style work surfaces with cupboards and drawers below, integrated Bosch dishwasher, integrated 4 point Bosch hob with concealed extractor cooker hood above, integrated Bosch oven and grill, and an extensive range of fitted wall storage cupboards, part tiled walls, further large island style unit with granite style worktops, further cupboards and drawers beneath and pull-out baskets. Within the Breakfast/Dining Area there are further base units comprising wooden work surfaces with cupboards below, wall storage cupboards and glazed cabinets above, natural wood style flooring,

double radiator, space for large upright fridge/freezer, pull-out shelved larder unit and further cupboards, double radiator, sealed unit double glazed windows to front aspect. Large storage cupboard understairs with light and an internal door which leads to Garage.

ON THE FIRST FLOOR**SPACIOUS LANDING**

with high level roof void with a double glazed Velux window, built-in airing cupboard housing lagged hot water cylinder and trap door to roof space.

BEDROOM 1

with radiator, sealed unit double glazed windows to rear aspect and door to:

ENSUITE SHOWER ROOM

with large walk-in shower, ceramic tiled walls around, wall mounted shower unit, vanity style unit with wash hand basin, cupboards below, tiled splashbacks and wall mirror with light, part panelled walls, ceramic tiled flooring, high level sealed unit double glazed window to side aspect, wall mounted radiator/towel rail.

BEDROOM 3

with radiator, sealed unit double glazed windows to front aspect.

BEDROOM 4

with radiator, sealed unit double glazed windows to rear aspect.

BEDROOM 2

with two sealed unit double glazed skylight windows and semi-vaulted ceiling, radiator, door to:

ENSUITE BATHROOM

with a suite comprising large corner bath with separate wall mounted electric shower unit above, folding glazed shower screen and ceramic tiled walls around, pedestal wash hand basin, low level w.c., radiator, built-in eaves storage cupboard and sealed unit double glazed Velux window.

BEDROOM 5

with double glazed window to front aspect.

FAMILY BATHROOM

with white suite comprising bath with separate wall mounted shower unit and large fixed shower, vanity style unit with wash hand basin and drawers below, low level w.c., vertical wall mounted radiator/towel rail, ceramic tiled walls, natural wood style flooring, sealed unit double glazed windows to rear aspect with frosted glass.

OUTSIDE

To the front of the property there is a generous plot laid to lawn with a variety of

mature shrubs, bushes and well stocked borders around, paved pathway which runs to the front of the property and leads to the entrance door.

To the side there is a gated access which leads to the rear gardens and covered side timber deck. To the side there is a sealed resin driveway and parking area adjacent to which is the DOUBLE GARAGE with two up and over doors. The garage has light and power and a utility area at the far end with stainless steel sink unit with cupboards below, worktop to side with space and plumbing below for appliances, sealed unit double glazed window to rear aspect on a double glazed door which leads to the paved terrace and rear gardens. There is a further gated access and pathway which leads to the front garden.

The garden area to rear is principally laid to lawn with a variety of well stocked borders, shrubs and mature hedgerow to the boundary. There is also a raised paved patio area and wide paved pathway which leads to the secluded side timber deck which has a covered area with blinds and borders and shrubs to side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		90	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £725,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - South Cambridgeshire District Council



**Approximate Gross Internal Area 1919 sq ft - 178 sq m
(Excluding Garage)**

Ground Floor Area 991 sq ft – 92 sq m

First Floor Area 928 sq ft – 86 sq m

Garage Area 299 sq ft – 28 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.



[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.

