



Drury Lane, Wicken, CB7 5XY

**CHEFFINS**

# Drury Lane

Wicken,  
CB7 5XY

4 2 2

**Guide Price £525,000**

- Extended Detached Home
- 4 Bedrooms
- Spacious Lounge & Family Room
- Extended Kitchen/Dining Room
- Refitted Shower Room & Bathroom
- Attractive Location Backing onto Paddocks
- Well Maintained Gardens, Driveway & Garage
- Close to Countryside Walks
- Freehold / Council Tax Band E / EPC Rating D

A spacious and immaculately presented family home situated within a highly regarded lane with attractive views across paddocks to the rear.

Accommodation comprises on the ground floor, entrance hall, modern shower room, spacious lounge, family room and extended kitchen/dining room and boot room. On the first floor there are 4 bedrooms and a modern bathroom.

Outside there are extremely well maintained gardens to both front and rear, a spacious gravelled driveway and garage.

The property is conveniently located for a number of attractive walks and the Wicken Fen Nature Reserve and to fully appreciate the setting and extent of accommodation a viewing is highly recommended.





## LOCATION

Wicken is situated on the A1123 and is about 16 miles from Cambridge, 8 miles from Ely, 4 miles from Soham and 9 miles from Newmarket. The village is home to The National Trust's Wicken Fen Nature Reserve providing country walks and nature viewing opportunities. There is a church and on the village green is the Maids Head pub. Wicken is ideally situated close to superb education facilities including the prestigious Kings School in Ely and Soham Village College (rated Outstanding in the 2024 Ofsted inspection).

**ENTRANCE HALL**

With door to outside, stairs to first floor, radiator.

**SHOWER ROOM**

With modern suite comprising walk-in shower, 2-drawer vanity unit, low level WC, double glazed window to side aspect, heated towel rail.

**LOUNGE**

With 2 double glazed windows to front aspect and double glazed window to side, oak flooring, cast iron wood burning stove, television point, 2 radiators.

**FAMILY ROOM**

With French doors onto rear garden, radiator

**KITCHEN / DINING ROOM**

With double glazed window to side aspect and double glazed window to rear giving an attractive view of the garden and paddocks beyond, stable style door to outside, fitted with a range of wall and base level storage units, work surfaces and drawers, space for Range style oven, extractor hood, plumbing for washing machine and dishwasher, space for tumble drier, stainless steel sink unit and drainer, oil fired boiler, 2 radiators.

**BOOT ROOM**

With door to front aspect.

**FIRST FLOOR LANDING**

With large double glazed window to side aspect, airing cupboard housing hot water cylinder, access to loft.

**BEDROOM 1**

With double glazed window to front aspect, radiator.

**BEDROOM 2**

With double glazed windows to front and side aspects, radiator.

**BEDROOM 3**

With double glazed window to rear aspect giving an attractive view across the garden and paddocks.

**BEDROOM 4**

With double glazed window to rear aspect giving an attractive view across the garden and paddocks.

**BATHROOM**

With double glazed window to side aspect, modern suite comprising vanity unit with wash basin, low level WC, bath with shower above, heated towel rail.

**OUTSIDE**

To the front of the property there is a lawned garden and gravelled driveway providing extensive parking. The driveway continues to the side of the house to a single garage with roller shutter door, power and light

connected and door into the garden. There is also a wide, gated pedestrian access alongside the house leading to the rear where the garden offers an excellent degree of privacy and has a most attractive outlook across adjoining paddocks. The garden consists of an extended area of paved patio leading onto a lawn with established and well maintained borders, together with a number of small trees and a more mature Silver Birch tree. The garden also contains 2 timber sheds and an oil storage tank.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





| Energy Efficiency Rating                    | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 63                         | 72        |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Guide Price £525,000

Tenure – Freehold

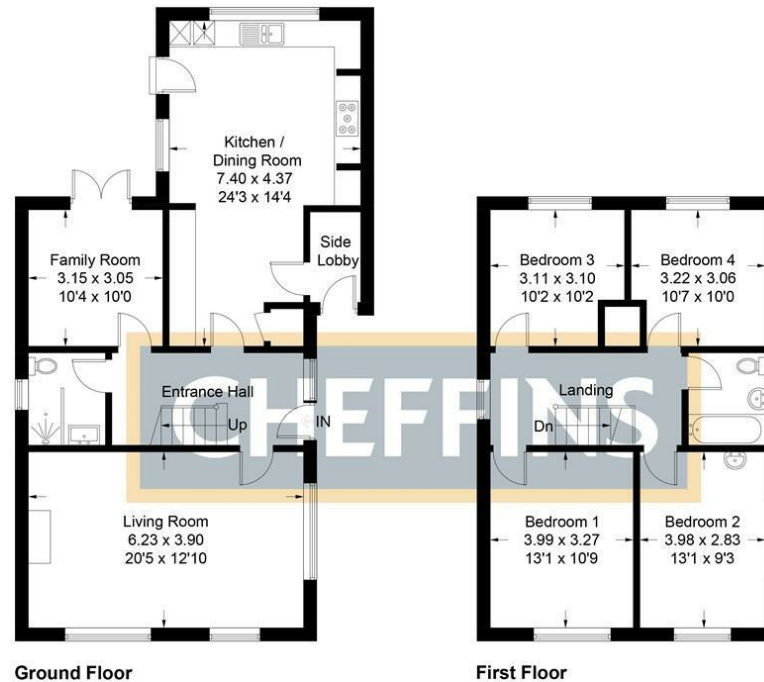
Council Tax Band – E

Local Authority – East Cambs District Council





Approximate Gross Internal Area  
 Ground Floor = 77.6 sq m / 835.6 sq ft  
 First Floor = 56.6 sq m / 609 sq ft  
 Total = 134.2 sq m / 1444.6 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1233486)

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.

