



The Old Rectory, Dry Drayton, CB23 8BU



The Old Rectory

Dry Drayton,
CB23 8BU

A most impressive and substantial detached Grade II Listed Old Rectory extending to about 10,000 square feet standing within its own grounds of about 1.38 acres with a useful range of outbuildings

The Old Rectory is in need of comprehensive refurbishment and offers an extremely rare opportunity to restore this magnificent home to its former glory. The property retains many of its original attractive architectural features and occupies a most desirable location within this popular village conveniently located, just 20 minutes from Cambridge, to the north west of the city enjoying easy access to major road and rail links.

14 6 5

Guide Price £1,000,000





LOCATION

The property is only 20 minutes from the centre of Cambridge to Dry Drayton which is a highly regarded and much sought after village, conveniently placed just 5 miles/8 km north west of the City. The village benefits from a church, primary school, village hall and inn, and is within easy reach of the M11, A14 and A428 as well as being a short distance from Madingley Road Park & Ride which provides direct access into the city.

The Old Rectory is a, circa 10,057 sqft, substantial Georgian detached residence built circa 1830. The building has twenty six rooms; a six room barrel vaulted cellar, five reception rooms, including a billiard room and potentially twelve to fourteen bedrooms as well as six bathrooms. Historically there was a Gun Room, Boot Room, Silver Room, Sewing Room, Cold Store and Pantry. This fine home has been in the family's ownership for many years and now requires significant refurbishment throughout, many of the fine architectural features have been retained and much of the internal joinery has been removed and preserved.

The accommodation is arranged over four floors with extensive barrelled roofed cellars about 1334 sqft; the ground floors extends to about 3469 sqft with grand original reception rooms as well as elegant staircases and central atrium to the first and second floors. The first floor extends to about 3393 sqft with first floor billiard room and bedrooms with additional bedrooms on the second floor, which extends to about 1861 sqft with ladder access to the roof where you can enjoy far reaching views of the adjoining countryside.

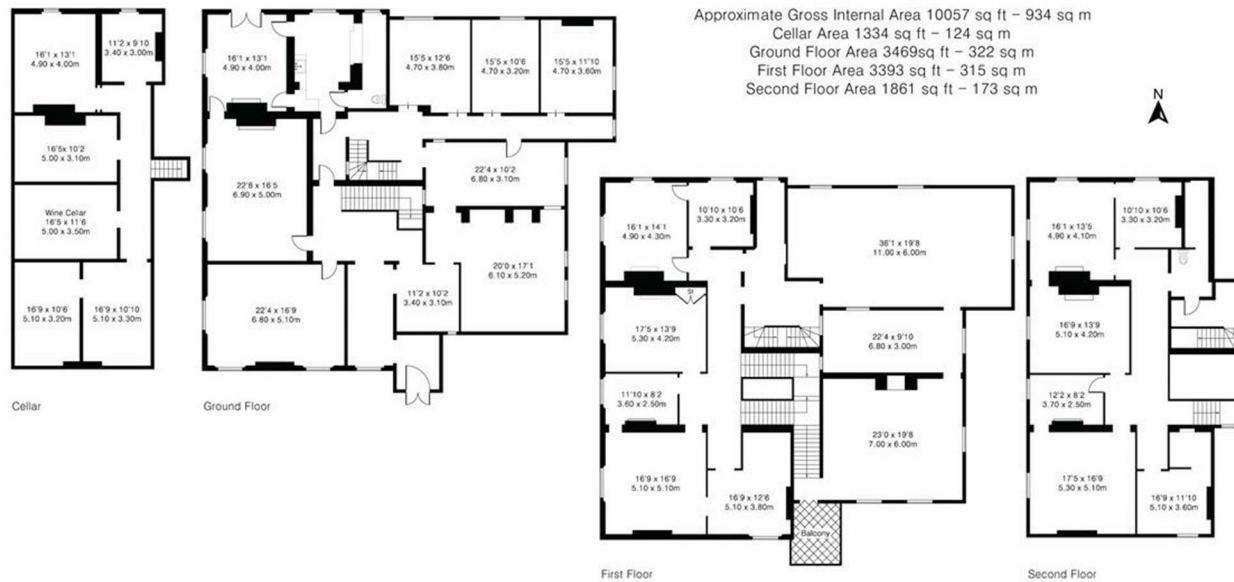
The grounds in all extend to about 1.38 acres with a range of fine trees, lawn and sweeping driveway giving access to The Old Rectory and neighbouring properties.







Guide Price £1,000,000
Tenure - Freehold
Council Tax Band - H
Local Authority - South Cambridgeshire
District Council





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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.