

- Stunning Detached Eco Home
- Four/Five Bedrooms
- Four Bathroom
- Two Reception Room
- 10.8 Kilowatt Integrated Solar Panels
- Rain Water Harvester
- Double Garage & Workshop
- Plot Approaching 1 Acre of land
- Commute to Cambridge

## MIDDLETON WAY, FEN DRAYTON

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Wellingtonwise are proud to market this immaculate, highly energy efficient four bedroom detached 'Eco friendly' home located in this popular village ideal for commuters to Cambridge and London and in Catchment for Swavesey Village College. This 99% carbon neutral home has very generous accommodation of 2650 sqft set over three floors and occupies a plot approaching an Acre in size which include delightful wrap around gardens, a double detached garage and workshop. There is parking for several cars, motor homes and much more. The location here in Middleton way is semi rural and has a feel of being set away from the crowd whilst having excellent commuter links to Cambridge and London.

OFFERS IN EXCESS OF  
**£1,000,000**

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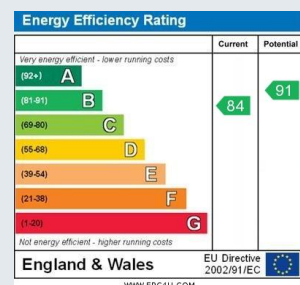
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#### GROUND FLOOR

##### ENTRANCE PORCH

8' 6" x 4' 3" (2.59m x 1.3m)

##### HALLWAY

17' 8" x 6' 8" (5.38m x 2.03m)

##### OPEN PLAN KITCHEN/DINING/LIVING ROOM

39' 1" x 14' 7 Max" (11.91m x 4.44m)

##### KITCHEN BREAKFAST ROOM AREA

16' 7" x 14' 7" (5.05m x 4.44m)

##### LIVING/DINING ROOM AREA

21' 7" x 15' 2" (6.58m x 4.62m)

##### FAMILY ROOM

14' 3" x 10' 11" (4.34m x 3.33m)

##### BEDROOM FOUR

10' 8" x 10' 7" (3.25m x 3.23m)

##### ENSUITE SHOWER ROOM

10' 6" x 3' 2" (3.2m x 0.97m)

##### CLOAKROOM

##### UTILITY/PLANT ROOM

9' 7" x 6' 9" (2.92m x 2.06m)

#### FIRST FLOOR

##### LANDING & STUDY AREA

22' 0" x 6' 8" (6.71m x 2.03m)

##### MASTER BEDROOM

14' 3" x 13' 1" (4.34m x 3.99m)

##### DRESSING ROOM

10' 7" x 7' 8" (3.23m x 2.34m)

##### FOUR PIECE ENSUITE BATHROOM

10' 7" x 7' 4" (3.23m x 2.24m)

##### BEDROOM TWO

14' 3" x 10' 9" (4.34m x 3.28m)

##### ENSUITE SHOWER ROOM

11' 11" x 3' 2" (3.63m x 0.97m)

##### BEDROOM THREE

11' 0" x 10' 4" (3.35m x 3.15m)

##### FAMILY SHOWER ROOM

7' 4" x 7' 1" (2.24m x 2.16m)

#### SECOND FLOOR

##### OFFICE/STORAGE AREA

15' 9" x 15' 5" (4.8m x 4.7m)

##### INNER AREA

13' 3" x 6' 8" (4.04m x 2.03m)

##### LOFT ROOM

15' 8" x 14' 4" (4.78m x 4.37m)

#### OUTSIDE

##### FRONT

The front of the property is enclosed by post and rail fencing and laid to a large front lawn area with mature shrubs and borders, patio seating area, second access from side gate. shared driveway leading to gates opening to driveway. The driveway is gravelled with space and parking for several vehicles including space for a motor home and more. The driveway leads to the double detached garage and a path leads to the workshop to the rear of the garage.

##### REAR

The side and rear garden are also enclosed by post and rail fencing and laid to lawn with mature trees and shrubs, garden pond, timber decking area with external cloakroom, timber summer house and space and electrics for swim spa swimming pool. Area laid to slate chippings with greenhouse, raised beds vegetable garden, outside tap. The gardens enjoy views over the nearby countryside.

##### DOUBLE GARAGE

20' 6" x 20' 4" (6.25m x 6.2m)

With double electric up and over doors to front, door to rear, power and light connected, inverter for 10 solar panels located on the roof.

##### WORKSHOP

15' 9" x 13' 6" (4.8m x 4.11m)

With door to front, window to front, power and light connected, work bench. Vaulted ceiling.

#### AGENT'S NOTES

This highly energy efficient home is designed to be carbon neutral and features the following:

- A 7500 ltr rain water harvester (that you flush the toilets with)
- An aerobic sewage treatment plant.
- 10.8 Kilowatt integrated solar panels (38 panels in total on the house and garage)
- Air source heat pump running the under floor heating system.
- Mechanical Ventilation Heat Recovery system (MVHR) for temperate control through the property.
- Triple Glazed high pressure treated timber framed windows.
- Corian Worksurfaces over kitchen cupboards and island unit.
- Underfloor heating throughout the ground floor.
- Balcony to master bedroom with glazed screening.
- Category 5 Wifi system serving the House.
- Space for endless Swim SPA Whirlpool Outdoor Pool with 32 amp connection.
- Timber decking area with summer house and separate external cloakroom.

