



**EH**  
EXQUISITE  
HOME



## PERFECTLY PLACED

Cambridgeshire with its network of fens, rich pastures, pretty villages and vast skies is a varied and attractive county. Dominated by the historic jewel which is Cambridge, it has a huge amount to offer. Cambridge is bisected by the river Cam, lined with punts, romantic willows and multifarious watering holes. Famed worldwide for its stunning architecture, the city is home to academics, students and workers alike. Cambridge is the UK's cycling capital, and the narrow streets play host to thousands of walkers and cyclists going about their daily business. The city has plenty of open green spaces and wonderful transport links to the rest of the country. Cambridge has two stations, a guided bus route linking it to the villages circling it and is close to the M11 and the A14, making it ideal for commuters. Over the past few decades, Cambridge has also become known as a science and technology hub. The Cambridge Biomedical Campus, the headquarters of AstraZeneca, Cambridge Science Park and many others have led to the affectionate nickname "Silicon Fen."

Twelve miles northeast of Cambridge is the thriving and successful village of Burwell. Mentioned in the Domesday Book of 1086, a spring rises to the south of the settlement, there is a ruined twelfth century castle and, unusually, two parish churches, St Etheldreda and the Holy Trinity, and Grade I listed St Mary's. Burwell is well served with amenities including a primary school, a nursery, preschool, three pubs, a doctor's surgery, Post Office, petrol station with shop, Co-op, a fish and chip shop, a social club, two barbers, an optician, gift shop, a haberdashers, a dry cleaner, bakery, corner shop, recreation ground, cricket ground and a football and a cricket team. There is an annual carnival and the village also has its own museum.







On the outskirts and in a remarkably tranquil location is this charming detached family home in approximately one acre of grounds. Built in 1959 and accessed via a track, the present owners were attracted to its peaceful setting, proximity to the village, Cambridge and Newmarket and the excellent transport links. Since moving in, they have completely transformed it into the smart, comfortable house it is today, adding a conservatory, replacing the windows and doors, putting in a log burner, building a large workshop and redecorating throughout. The nearest pub is only a five minute walk away and the centre of the village ten minutes, while Newmarket is only a ten minute drive away. There is plenty of parking at the side of the house, with a garden gate to the left leading to the back garden with its small shed. Shallow steps lead up to the front door which opens into a spacious hallway. To the right is a useful room currently used as a home office, but which could easily be turned into a ground floor bedroom if desired. To the left is a good sized double bedroom which benefits from fitted wardrobes.

The spacious lounge has a wooden floor with an original fireplace and fitted shelves, plus several exposed oak beams which may have come from the eighteenth century thatched cottages which used to stand on the site. There is a second fireplace with a wood burner and more than enough space for a dining room table and chairs. The owners tend to spend the winter in this room, relaxing in front of the fire, while in summer they are either in the garden or the conservatory. Over the years, the house has played host to many happy family Christmases, New Year celebrations, birthday parties and barbecues. Thanks to its rural location, the nearest neighbours are well out of earshot! The smart family bathroom has a bath with shower over and easy to clean white tiles, plus plumbing for the washing machine. The kitchen/breakfast room is rustic in style with quarry tiles on the floor, solid wooden cabinets, an exposed oak beam and views of the garden. The owners are keen cooks and spend a great deal of time in their lovely kitchen, cooking and socialising. Next door is the handy utility room with its white Bristol sink and further storage. The ground floor accommodation is completed by the sunny conservatory which is warm in summer and cool in winter.



Wonderful Views





*"We enjoy winter evenings in this room, relaxing in front of the fire..."*





### *Charming First Floor*

The staircase rises to the generous landing with its dormer window and spacious proportions. Almost another room, it would make a wonderful reading nook, playroom or teenage hub for homework. Next door is the third bedroom with its sloping ceiling and views over open farmland. There is a cloakroom with a skylight on this floor and together, the bedroom and cloakroom make an ideal guest suite.

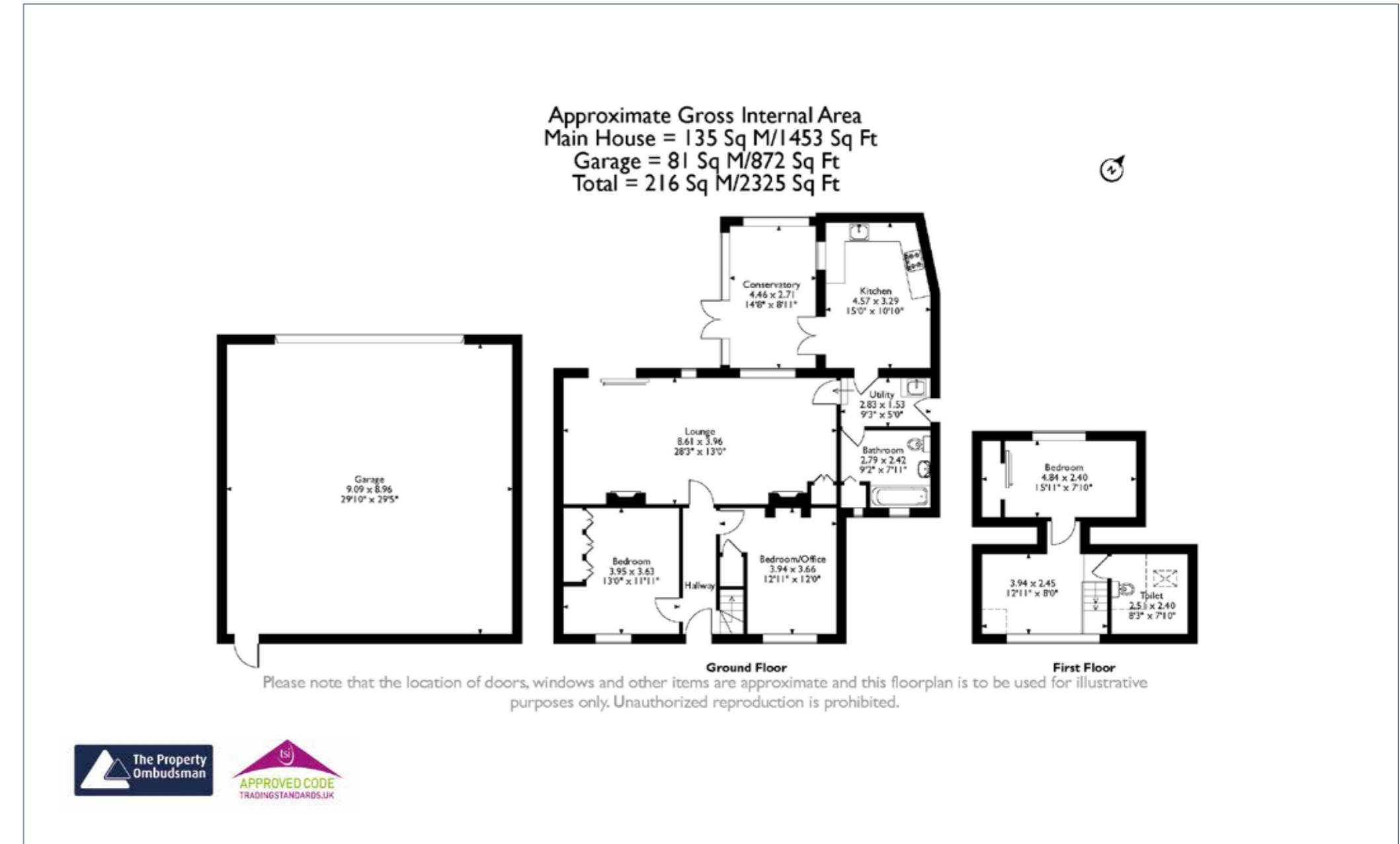




## Delightful Grounds

The owners spend a great deal of time in their garden and since moving in, have lavished love and care upon it. Bosky and pastoral, the back garden looks out over acres of unspoilt countryside. Mainly laid to lawn, it is an entirely successful example of what thoughtful planting can do. There is a small wooded area alive with rhododendrons and acers; a sea of bluebells, pinkbells and snowdrops in spring; a herbaceous border; two pergolas with jasmine, trumpet vines, winter flowering clematis, honeysuckle, grape wisteria and sweet peas scrambling over them; hydrangeas; an imitation grapevine with leaves which turn to a lovely golden bronze in autumn; fragrant climbing and rambling roses covering the arbour and cosmos. Next to the garden is the orchard with several different types of apples, a pear tree and two plums, as well as wild sloes in the hedge. The paddock, which is the site of a former smallholding with the remains of the pig styes and cattle byres still there, can also be accessed via a plank bridge over the stream. If desired, this part of the property would be ideally suited to equestrian pursuits, with more than enough room to build stables. The owners have constructed a large garage/workshop in the orchard which is full of potential. The grounds and stream are alive with wildlife including kingfishers, crayfish, rabbits, deer, birds of prey, bats and wild birds.

On the edge of the village, with many delightful walks, off street parking, charming grounds and a versatile interior, this lovely and much improved home close to Cambridge yet in a rural location really does tick all the boxes.



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