



22 Pettitts Lane, Cambridge, CB23 8BT  
Guide Price £850,000 Freehold



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**A UNIQUE AND ONE OF A KIND FIVE BEDROOM DETACHED BUNGALOW LOCATED WITHIN THE SEMI-RURAL VILLAGE OF DRY DRAYTON WITH FAR REACHING VIEWS ACROSS NEIGHBOURING FARMLAND TO THE REAR.**

- Accommodation measuring approximately 140sqm/1509sqft.
- Fully renovated and extended.
- Three reception rooms and five bedrooms.
- Heating and hot water powered by Samsung air source heat pump.
- Stainless steel exercise pool which also doubles as a hot tub.
- Ample parking and EV Charging point.
- Far reaching views to the rear overlooking farmland

This individual residence has recently been extended and renovated throughout to create spacious living accommodation across one level.

Upon entering the property through the main entrance hall, you'll access the hub of the house which is a light and airy Living/Dining Room with bi-folding doors opening onto a large decking area within the rear garden. Off The Living/Dining area is the Kitchen/breakfast area which benefits from a wide range of storage at both eye level and base level and ample worktop space.

Beyond the kitchen, you'll enter the family room with two adjoining bedrooms and a shower room which serves both. To the opposite side of the property and to the other side of the entrance hall is a third reception room which is a miscellaneous space and currently used as a study with the added benefit of ample built in storage. Completing this spectacular home is a utility room with side access to the rear and front and three further bedrooms, including the main bedroom with fitted wardrobe and an en-suite shower room.

Externally – To the front of the property is ample parking for several vehicles with an EV charging point. A wonderful courtyard garden is found directly off the front door/Entrance Hall.

The rear garden has a large decking area off the bi-folding doors which is ideal for al-fresco dining within the warmer months of the year. The rear garden is predominantly laid to lawn, overlooks neighbouring farmland and benefits from a stainless-steel exercise pool which also doubles as a “hot tub” with massage jets and a bench. The exercise pool has a four-speed swim jet and independent heater.

The external walls of the property are clad in 25mm Larch boards with the internal walls of the property benefitting from Celotex insulation and 19mm Birch cladding. The heating and water for the property is run off a Samsung air source heat pump. The majority of the property is heated through zoned underfloor heating with bedrooms three, four and the snug/study area each being served by radiators.

**Location**

Dry Drayton is a charming hamlet situated on rising ground just 5 miles to the Northwest of Cambridge. It is a village which has remained relatively unspoilt by any large scale development and where, to a certain extent, time has stood still. Communications are first class with easy access to the M11 and A14 and the village is eminently suited for access to the University and Science Parks. It is also connected to Cambridge by the new off-road cycle way. Bar Hill and Girton golf clubs are on hand and there is a village public house. It is therefore an ideal place to live and consequently much sought after.

**Services.**

Mains services are connected, except Gas

**Statutory Authorities.**

South Cambridgeshire District Council

Tax band - D

**Fixtures and Fittings.**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

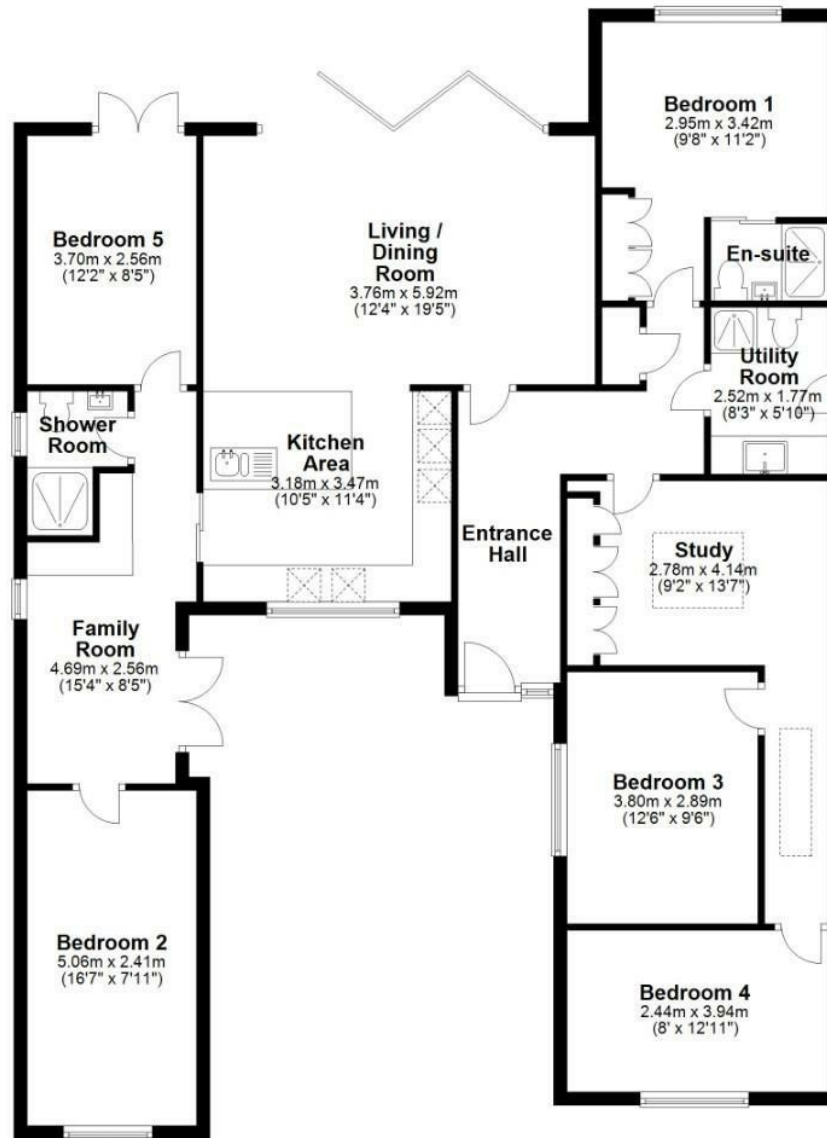
**Viewing.**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



### Floor Plan

Approx. 140.3 sq. metres (1509.8 sq. feet)



Total area: approx. 140.3 sq. metres (1509.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

