



48 High Street, Dry Drayton, Cambridge, CB23 8BS

Guide Price £700,000 Freehold



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01223 819300

WITH THE ORIGINAL PART OF THE HOUSE DATING TO 1766, THIS RATHER SPLENDID GEORGIAN PROPERTY HAS BEEN EXTENDED OVER THE YEARS AND PROVIDES COMFORTABLE ACCOMMODATION, IDEAL FOR THE GROWING FAMILY.

- Detached Georgian home Constructed in 1766.
- Five bedrooms, two bathrooms, two reception rooms
- Heating type – Gas Central Heating
- Gas fired Aga
- Driveway parking and detached garage.
- Electric car charging point
- Plot measuring approximately 0.09acres
- EPC rating – 57/D
- Council Tax Band - E

This delightful detached five-bedroom home is nestled within the popular semi-rural village of Dry Drayton and provides living accommodation measuring approximately 132SQM/1427SQFT.

Upon entering the original part of the property you are greeted by a large open reception room which leads into a further reception room, used currently as a Living Room. To the extended part of the house is an open plan kitchen/dining area with gas fired Aga and French doors which open onto the garden. Completing the ground floor is bedroom five with an ensuite shower room and its own independent access to the side of the property.

To the first floor are four bedrooms including three large double bedrooms and a single bedroom. Serving the four bedrooms is a fully tiled family bathroom benefitting from a panelled bath, single enclosed shower, low level WC and a pedestal sink.

Externally, the front garden of the property has hedging to the front, a pathway leading to the front door and a variety of trees and shrubs along the borders. To the side of the property is a concrete and gravel laid driveway which leads up towards a detached double garage in the rear garden. The rest of the garden wraps around the rear and side of the property and is set over two levels to provide a paved garden to the lower level and a lawn area to the upper level.

Location

Dry Drayton is a charming village 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. The village has a thriving and sociable community with a popular pub and village hall. Schooling in the area is well regarded with a small village primary school and pre-school. Dry Drayton also has the advantage of being situated within the catchment areas of both Comberton and Impington Village Colleges.

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 all that Cambridge has to offer by the new off-road cycle way. Bar Hill and Girton golf clubs are on hand. It is therefore an ideal place to live and consequently much sought after.

Services.

Services connected: Mains Gas, mains electricity, mains water, mains drainage.

Statutory Authorities.

South Cambridgeshire District Council
Tax band - E

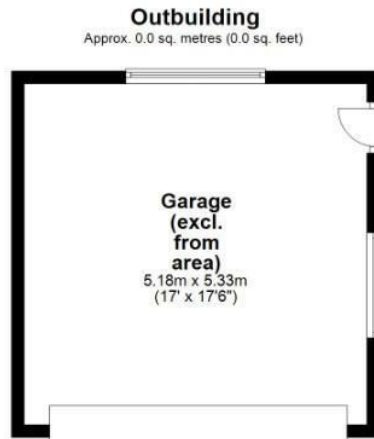
Fixtures and Fittings.

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





Total area: approx. 132.6 sq. metres (1427.4 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			
(81-91) B			81
(69-80) C			
(55-68) D		57	
(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.

