



Camellia Cottage, Park Lane, Dry Drayton,  
Cambridge, CB23 8DB

**Guide price £800,000**





# Camellia Cottage, Park Lane,

Dry Drayton, CB23 8DB

- 2349 sq ft village house
- Large studio
- Extensive parking
- No chain
- Energy rating C

A 4-bedroom family house, carefully extended and refurbished to create 2349 sq. ft of family accommodation plus a large air-conditioned garden studio, is in a lovely village just 4 miles from Cambridge.

This individual home is well-planned, stylish, and efficient with an energy rating C. The accommodation includes a dual-aspect sitting room with an inglenook fireplace and a wood burner, double doors lead to the dining room and kitchen/breakfast area which are open-plan creating a fantastic family space. The kitchen is well appointed with plenty of cabinets, solid wood worktops, a butler sink, an integrated fridge, a dishwasher and a gas range cooker. There is also a stable door to the garden. Off the dining room is a study/snug which has double doors to the garden. At the front of the house is a large living room, perfect as a second sitting room or cinema room. A utility room, and a good size hallway with a cloakroom and WC complete the ground floor.

On the first floor, there is a spacious landing and four







bedrooms, three are doubles and have built-in cupboards. The main bedroom has an en-suite shower room with a large walk-in shower. The family bathroom has a shower over the bath and WC. Both bathrooms have been recently re-fitted with high-quality sanitaryware and fittings.

The windows have been replaced with high-quality bespoke double glazing and internal shutters and there is gas central heating via a recently installed boiler. There is solid wood and wood effect flooring throughout the ground floor.

Outside, at the front, there is a large gravel driveway providing parking and a car port, side access leads to the rear garden which has recently been landscaped, there are two large terraces and excellent lawns. The borders are well stocked and the whole is enclosed by fencing.

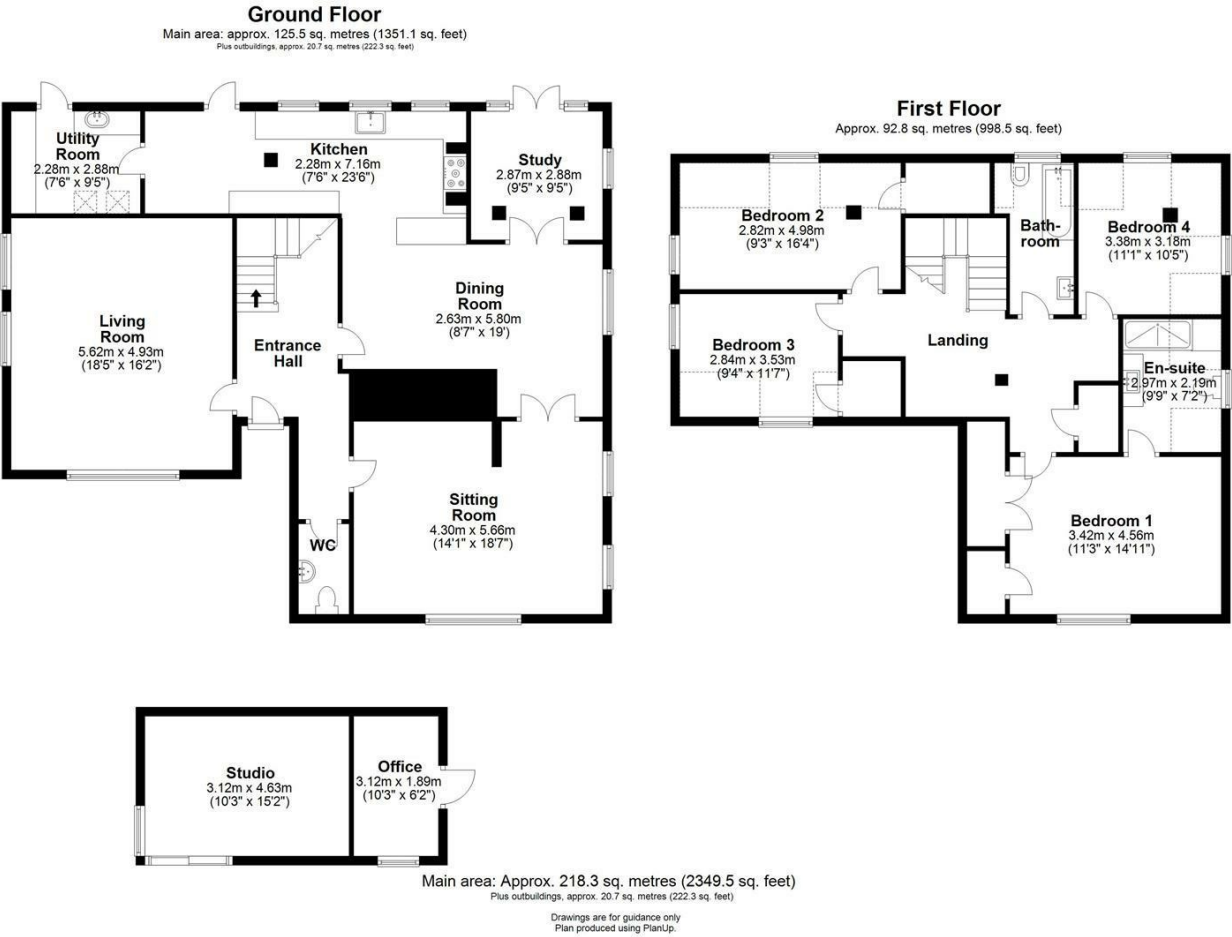
There is a large, recently installed studio which has two separate rooms, both with air conditioning, perfect as work-from-home spaces or potential annexe accommodation.

Dry Drayton is a popular village only 4 miles north west of Cambridge and within easy reach and access of the A14, M11, and A428. Sat Nav: CB23 8DB  
WhatThreeWords: ///headsets.suitable.wacky





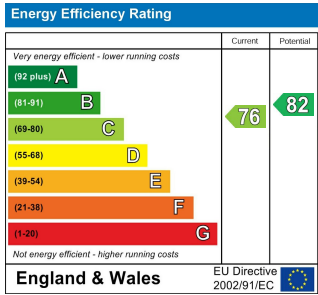
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: F

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