



48 High Street, Dry Drayton  
Cambridge, CB23 8BS

**Guide price £700,000**





## 48 High Street

Dry Drayton, CB23 8BS

- 4-5 bedrooms
- Originally dating back to 1766
- Off-road parking
- Double garage
- Good schools catchment area

A magnificent 4-5 bedroom, detached property located in the quiet and ever-popular village of Dry Drayton, with its excellent community facilities, about 5 miles northwest of Cambridge City.

With the original part of the property dating back to 1766 and the modern extension completed in 2010, there is now over 1,425 sqft of accommodation.

The double-fronted home is set back from the road behind a front garden and low-level hedge. On the ground floor, there is a large living area leading to the dining space with a wonderful gas-fired Aga and French doors to the garden. The kitchen has a range of low and higher-level cabinets, a single oven, an electric hob, an under-mount sink, and plenty of worktop space.

Off the kitchen is an additional and extremely versatile space, currently used as a bedroom with a stylish ensuite. This could easily be converted back into a boot room/utility area. Completing the ground floor is a separate and cozy living room at the front of the property.







Upstairs, the two front bedrooms are full of character. Both are doubles and include integrated storage and exposed wooden floors. Following the central landing into the extended part of the property, there are two further bedrooms. The first is a small double, overlooking the garden, and the second is a good-sized double with a pitched ceiling and eaves storage.

The family bathroom is superbly finished and fully tiled with a bath, separate shower, heated towel rail, and underfloor heating.

The property is predominately double-glazed with wonderful sash windows to the front, in keeping with the period feel.

There is an enclosed garden that wraps around the side and rear of the property, which has both a patio and a large lawn, with mature beds, shrubs at the borders, and a summer house. At the rear of the property is a double garage which sits behind off-road parking for two cars. The garage has an electric door and there is a pod-point car charger.

48 High Street is located in the heart of the wonderful village of Dry Drayton, which is only 5 miles north of Cambridge and easily accessible via the A14, M11, and A428. Sat Nav: CB23 8BS WhatThreeWords: [///elder.shred.souk](#)





Floor Plan



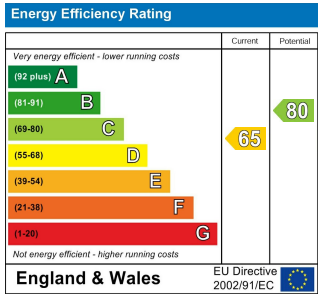
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

Area Map



Energy Efficiency Graph



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