Pudding House, Mill Lane, Burwell CB25 0HJ

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Mill Lane

Burwell, Cambridge,
CB25 0HJ

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Guide Price £650,000

- LAST HOME REMAINING
- Brand New Detached Residence
- Tranquil Location Close To Centre Of Village
- Stylish And Flexible Accommodation Throughout
- A Range Of Quality Finishes
- 10 Year LABC Warranty
- EPC B

FINAL HOME REMAINING on this highly successful and much sought-after exclusive development of just 3 homes in the heart of this picturesque Cambridgeshire village.

LOCATION

Burwell is a charming and historic village located on the edge of Cambridgeshire, offering the perfect blend of countryside living and modern convenience. With excellent transport links to Cambridge, Newmarket, and Ely, it's ideal for commuters and families. The village boasts a strong community spirit, well-regarded schools, local shops, pubs, and beautiful green spaces, including nature reserves and scenic walking routes. Burwell provides a peaceful setting without sacrificing accessibility to nearby towns and amenities.

Pudding House is a truly unique and beautifully crafted detached home, offering versatile and contemporary living space in an enviable location at the heart of one of the region's most sought-after villages. Ideally positioned with excellent access to Cambridge, Newmarket, and major transport routes, this property presents a rare and exciting opportunity.

Set within an exclusive development of just three individually designed homes, Pudding House is the last opportunity to secure a stunning new home on this special development.

Expertly designed and finished to a high specification, the accommodation centres around a stunning open-plan kitchen/dining/family room, bathed in natural light—perfect for both everyday living and entertaining. The home features floor-to-ceiling windows throughout, creating a striking sense of space and seamlessly connecting the interior to its surroundings.

The ground floor also offers a flexible additional room—ideal as a study, snug, or fourth bedroom—alongside a spacious en-suite guest bedroom, thoughtfully designed with future-proofing in mind.
Upstairs, there are two further generously proportioned bedrooms, including a luxurious principal suite with en-suite, and a stylish family bathroom.

Externally, the property benefits from driveway parking, landscaped front and rear gardens, and a favourable south-facing aspect. Just a short stroll from Burwell's excellent range of local amenities, Pudding House also enjoys delightful views of St Mary's Church, further enhancing its charm and appeal.

N.B internal images are not plot specific. Please ask for more details.

Specification

Kitchens:
Integrated Neff Cooker, Microwave, and Induction Hob
Integrated Caple Fridge Freezer and Dishwasher
Quartz worktop and upstand

Bathrooms:
Slim line shower tray's and glass doors
White sanitary ware with chrome fittings
Shower panels / wet wall panels to shower and bath areas.

Alu Clad timber frame double glazed windows and triple glazed sliding external doors
Air Source Heat Pump
Under floor heating to ground floor
Electric car charging point
Patio and grass garden

10 Year LABC Warranty

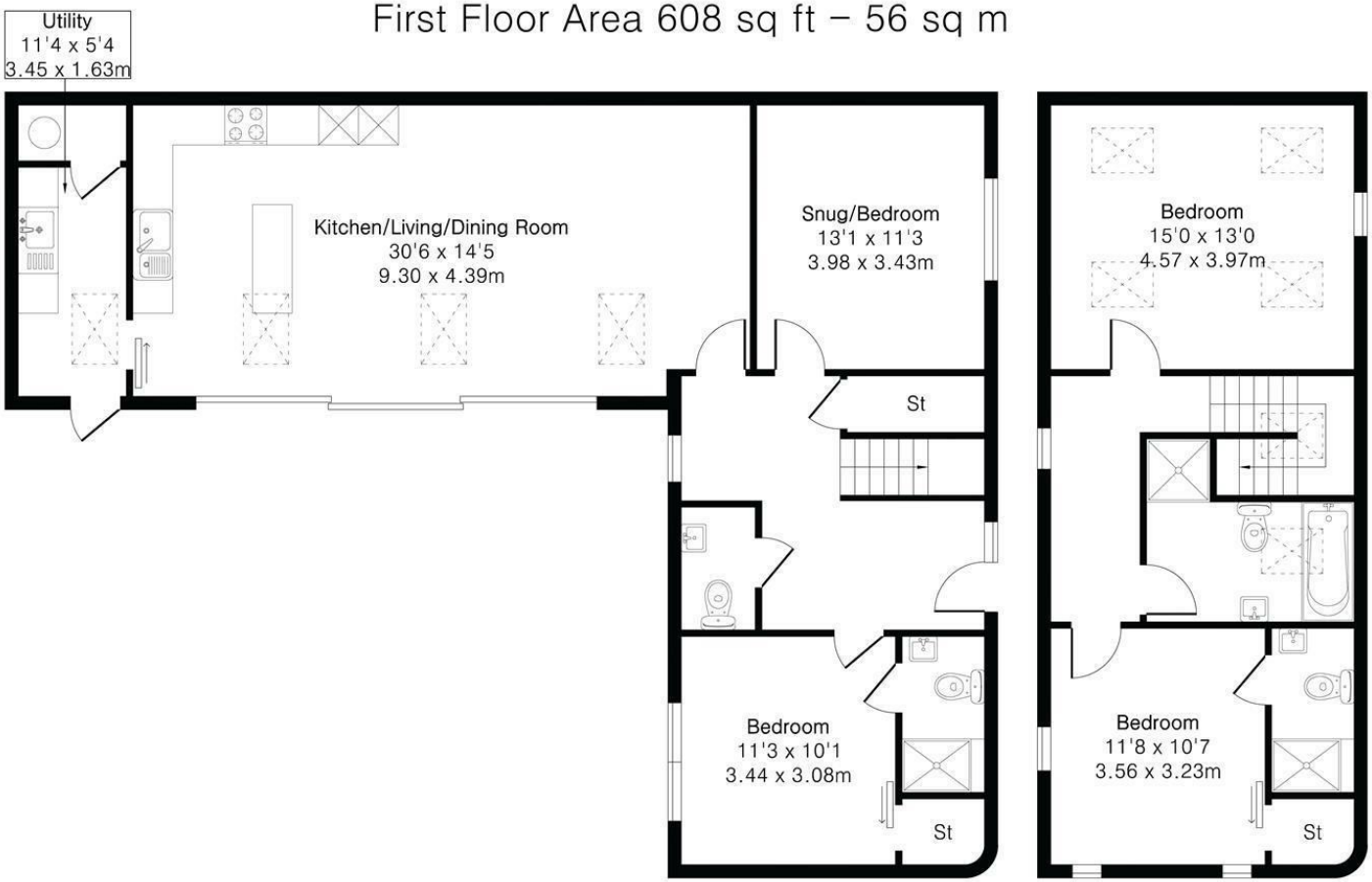
AGENTS NOTES CAMBS

Tenure - Freehold
Property Construction - Block and Brick
Electric Supply - Octopus Energy
Water Supply - Anglian Water
Sewerage - Anglia Water Mains
Heating - Air Source Pump
Broadband - Fibre to the houses
Flood Risk - None that Vendor is aware
Rights of Way, Easements, Covenants - TBD regarding shared driveway provision and easements with property to the front for services. No other Rights of Way, Easements, Covenants
Restrictions - None
Conservation Area - Yes

Approximate Gross Internal Area 1688 sq ft - 157 sq m

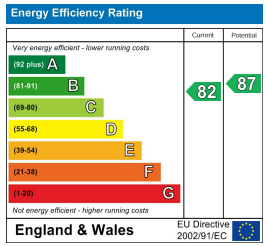
Ground Floor Area 1080 sq ft – 101 sq m

First Floor Area 608 sq ft – 56 sq m



Ground Floor

First Floor



Guide Price £650,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - ECDC

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.