



Pettitts Lane, Dry Drayton  
CB23 8BT

Pocock + Shaw

22 Pettitts Lane  
Dry Drayton  
Cambridge  
Cambridgeshire  
CB23 8BT

An outstanding and skilfully remodelled single-storey detached family home, occupying an elevated position with enviable views over open countryside. Situated on the edge of this sought-after village, this exceptional property offers a perfect blend of rural tranquillity and easy access to Cambridge city centre along with major transport links.

- Comprehensively renovated and remodelled
- 5 Bedroom detached home
- Three reception areas
- Heating and hot water via air source heat pump
- Attractive rural view to the rear
- Ample parking with EV charging point
- Stainless steel lap pool/hot tub
- Resin flooring

Offers Over £750,000



Dry Drayton is a highly sought-after, tranquil village approximately 5 miles Northwest of Cambridge, offering a perfect blend of rural charm and modern convenience including the historic Black Horse pub and the highly regarded primary school, just a short stroll away. The village is an ideal retreat for those seeking a leisurely pace of life while benefiting from exceptional connectivity, with the A14 and M11 providing rapid access to the city's world-class science parks, prestigious schools, and mainline rail links to London King's Cross or Liverpool street. For day-to-day needs, the extensive amenities of Bar Hill are moments away, while the surrounding network of bridleways and the Pathfinder Long Distance Footpath offer endless opportunities for outdoor pursuits.

The outside of the property is clad in attractive larch boards with the internal walls being Celotex insulated and finished in Birch panelling throughout. The majority of the property features underfloor heating, with this and the hot water powered via an air source heat pump.

**Entrance hall** with double glazed door and window to the front, underfloor heating controls, large cupboard with hot water cylinder.

**Sitting room** with double glazed Bifolding doors to the rear with far reaching views to the garden and open countryside beyond, range of inset spotlights, open through to kitchen.

**Kitchen** with range of contemporary wall and base units with extensive Quartz working surfaces with inset induction hob with integral extractor, inset sink with Quooker mixer taps, range of appliances including two built in dishwashers, double oven, full height fridge and freezer, breakfast bar with range of downlighters and pendant lights over, door to family room.

**Family room** with double glazed window to rear, double glazed French doors to the side, fitted desk with downlighters, contemporary radiator.

**Bedroom 4** with double glazed window to two aspects, contemporary radiator and downlighters.

**Bedroom 5** with double glazed French doors to rear garden, downlighters and contemporary radiator.

**Bathroom** with step in shower/bath with wall mounted controls, drenching shower head over, double glazed window to side, low level WC, wash handbasin with mixer tap and cupboard under, contemporary radiator.

**Study** with fitted retractable desk, remotely operated velux roof light, inset spotlights.

**Secondary hallway** with roof light, doors to

**Bedroom 2** with double glazed window to front, recessed downlighters, underfloor heating.

**Bedroom 3** with double glazed window to side, recessed downlighters, underfloor heating.

**Utility/shower room** with contemporary fitted suite with glass shower enclosure, wall mounted controls with drenching shower head over, low level WC, heated towel rail, Quartz work tops with storage under, sink with mixer tap, double glazed door and window to the side, full height cupboard with space for tumble dryer and recessed downlighters.

**Bedroom 1** with wide double glazed window to the rear with views of the garden, countryside views beyond, recessed downlighters, underfloor heating and pocket door to

**En suite shower** with shower enclosure with wall mounted controls and drenching shower head over, contemporary radiator, low level WC, wash handbasin, mixer tap and cupboard under.

**Outside** To the front of the property is an expansive resin bonded gravel driveway with parking for three cars and featuring electric charging point. Enclosed with established hedging and timber fencing, well stocked flower and shrub beds and Samsung air source heat pump. To the rear the garden extends to approximately 58ft and commences with an extensive decked seating area with fitted pergola along with adjustable roof and retractable side screens.



The impressive chrome multi speed lap pool/hot tub has a retractable cover and the garden is predominantly laid to lawn with range of established flower and shrub beds with open views over farmland to the rear.

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**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw

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





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested