



Blackgate House Scotland Road
Dry Drayton, CB23 8BX

Guide price **£975,000**



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- Catchment for Comberton Village College
- 4 bedrooms and 4 receptions
- 2 studies/home offices
- Gardens approaching 1/3rd of an acre
- No chain
- EPC rating C
- Solar panels and feed-in tariff generating £2800 p.a

A wonderful family home of almost 2400 sq. ft, offering spacious, versatile accommodation, a double garage, and grounds of almost 1/3rd of an acre. All situated in a fabulous elevated location with fantastic views, just 4 miles from Cambridge

This four-bedroom family house has been extended to provide flexible, stylish spaces that comprise, on the ground floor, a large, vaulted entrance hall, double doors lead to the family room, which has a useful boot room. The sitting room and dining room overlook the rear garden. The sitting room has a lovely open fireplace and a door to the terrace. The kitchen/breakfast room has been refitted and has extensive cupboards, solid worktops and various built-in appliances. Unusually, there are two studies/home offices, making the house perfect for those who work from home or need separate spaces for children. A morning room adjoins the kitchen and hallway. There is a good-sized utility room and a cloakroom with a WC. Access from the utility room via an enclosed passageway leads to the gardens and double garage.

Upstairs, the accommodation is





particularly well-fitted throughout, with four double bedrooms, two of which have newly fitted en-suite shower rooms, and the family bathroom is also new.

In addition to the new kitchen and bathrooms, the house also has a burglar alarm, new high-quality double glazing, gas central heating, solar panels, and an EV charger.

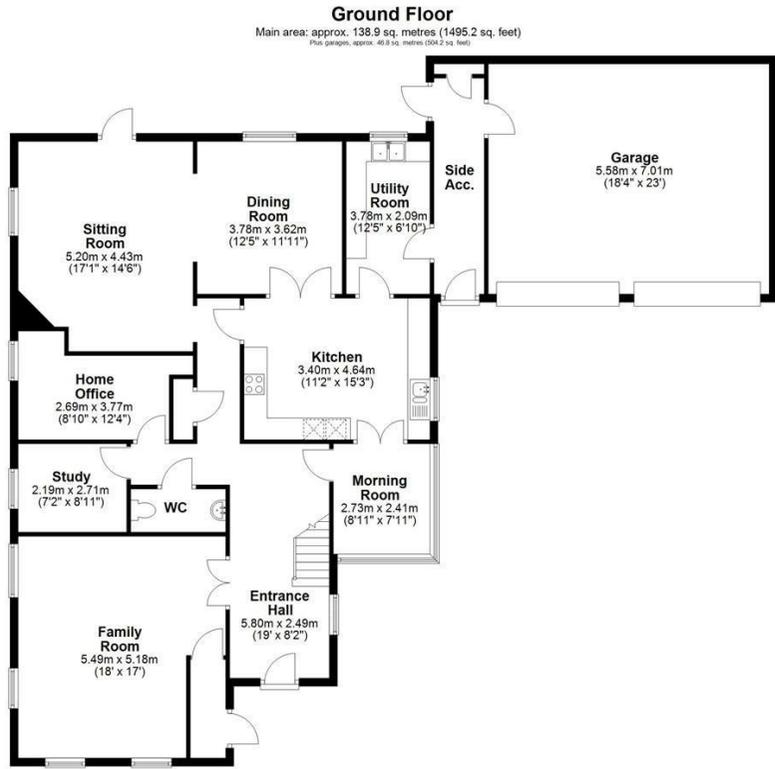
Outside, the house is set well back from the road in an elevated position, but beautifully screened to provide privacy. There is extensive parking at the front and access to the large double garage, which has power, water, heating, and a permanent staircase to the loft storage room.

The gardens extend to the side and rear and are somewhat larger than they perhaps appear. They are wonderfully mature, with well-stocked borders and beds, a large paved terrace and a pond. Beyond the main lawn is a further "secret" garden where there is a shallow wildlife pond under the trees.

There is a summerhouse and two sheds, and the whole enjoys a westerly orientation.

Agents note: There are solar panels with a feed-in tariff of 0.70p per unit. Currently, the owners receive approximately £2800.00 p.a. The tariff runs for about another 10 years. The plan showing the outline of the boundary is approximate and for identification only.



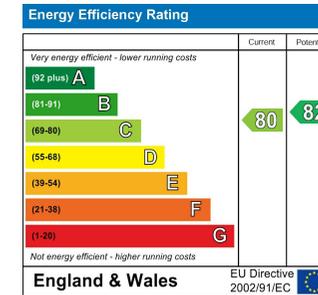


Main area: Approx. 221.1 sq. metres (2380.3 sq. feet)
Plus garages, approx. 46.8 sq. metres (504.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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