



67 Pettitts Lane, Dry Drayton, Cambridge, CB23 8BT
Guide Price £1,200,000 Freehold



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01223 819300

HAVING BEEN SYMPATHETICALLY RENOVATED AND EXTENDED BY THE CURRENT OWNERS, HONEY HILL COTTAGE IS A RATHER SPECIAL, GRADE II LISTED RESIDENCE LOCATED TO THE END OF PETTITTS LANE AND BENEFITS FROM FAR REACHING VIEWS ACROSS NEIGHBOURING FIELDS.

- Stunning detached Grade II listed house
- 4/5 beds, 2 bathroom, 3/4 reception rooms
- 2217.9 sqft/206.1 sqm
- Gas fired central heating
- Driveway parking and garage/workshop
- Underfloor heating and new boiler system
- Built circa 1700/1800s
- 0.28 acre plot
- EPC- C / 77 . New insulation throughout and special energy efficient vacuum glazing
- Council tax band-G

Believed to originally date from the late 1700's to early 1800's this home is full of character and History and is tucked away neatly in a private plot to the rear of Pettitts Lane. Having been purchased in 2023 by the current owners, the property has gone through a meticulous renovation to exemplary standards. With listed buildings working closely with the owners to preserve the originality of the building, the property has retained a number of original/key features whilst it's longevity has been bought up to modern standards.

This part brick, part timber home comprises of a spacious entrance hall with high vaulted ceiling emphasising that element of space. With stairs leading up to the master bedroom suite, clever storage ideal for outerwear and children's toys has been placed beneath the stairs. Off the entrance hall you are drawn into the open plan kitchen/family/dining room which is the hub of the house. Bespoke shaker style kitchen with quartz worktop fits seamlessly into the far corner and is ideal for socialising with guests when entertaining from home. Off the open plan living space is a new addition, an oak framed extension constructed in 2024 and currently being used as a formal dining area, benefitting from views across the landscaped rear garden. Sandstone flooring runs through the entrance hall and living space. Cleverly placed between the original half of the house and the newer half of building is a delightful utility room, often the engine room of a family home with floor to ceiling cabinetry and space for a washing machine and tumble dryer beneath a wooden worktop. Completing this space is a WC and a family bathroom suite with tiled flooring, walk – in shower with waterfall shower head and a freestanding bath with a cleverly placed Velux above, ideal for stargazing of an evening. The original timber framed and clunch part of the home benefits from vacuum sealed windows, throughout the ground floor and first floor, a spacious living room/snug and a study/guest bedroom with inglenook fire between. A common occurrence with Grade II listed homes is the two separate staircase at each end which provide access to three bedrooms across the first floor. The original timber framed part of the property is beneath a reed, thatched roof which has also been through recent improvement.

The master bedroom suite is accessible via the stairs within the entrance hall. The master bedroom has views across the whole of the rear garden, fitted wardrobes and an en-suite bathroom with a walk-in shower, a freestanding bath, a low-level WC and feature sink basin.

Occupying a large 0.28 acre plot, the property originally had a right of way to the front of the property which allowed for the access to the neighbouring farm/fields next door. The current owners have purchased this right of way/strip of land from the farmer and there is no longer a right of way for farm machinery to pass. To the front of the property is a large gravel laid driveway providing off road parking for numerous vehicles and which leads up to the detached garage/workshop. The rear garden of the property has been beautifully landscaped and split into different parts. Off the property is a block paved courtyard with a herringbone pathway, raised borders and a circular patio area ideal for alfresco dining in the warmer months of the year. Toward the middle of the garden is a large pond with a mixture of established trees and saplings in close proximity. The remainder of the garden is laid predominantly to lawn with an area to the rear which has previously been used for growing produce. To the rear of the property is a brick and timber clad summerhouse beneath a pitched tiled roof which offers potential to be converted into a quaint home office or studio.

Location

Dry Drayton is a charming hamlet situated on rising ground just 5 miles to the Northwest of Cambridge. It is a village which has remained relatively unspoilt by any large scale development and where, to a certain extent, time has stood still. Communications are first class with easy access to the M11 and A14 and the village is eminently suited for access to the University and Science Parks. It is also connected to Cambridge by the new off-road cycle way. Bar Hill and Girtton golf clubs are on hand, with a village public house, church and primary school. Dry Drayton is growing and a weekend coffee /cake shop has recently opened and is a 15 minute walk to Bar Hill shopping and Tesco. It is therefore an ideal place to live and consequently much sought-after.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-G

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

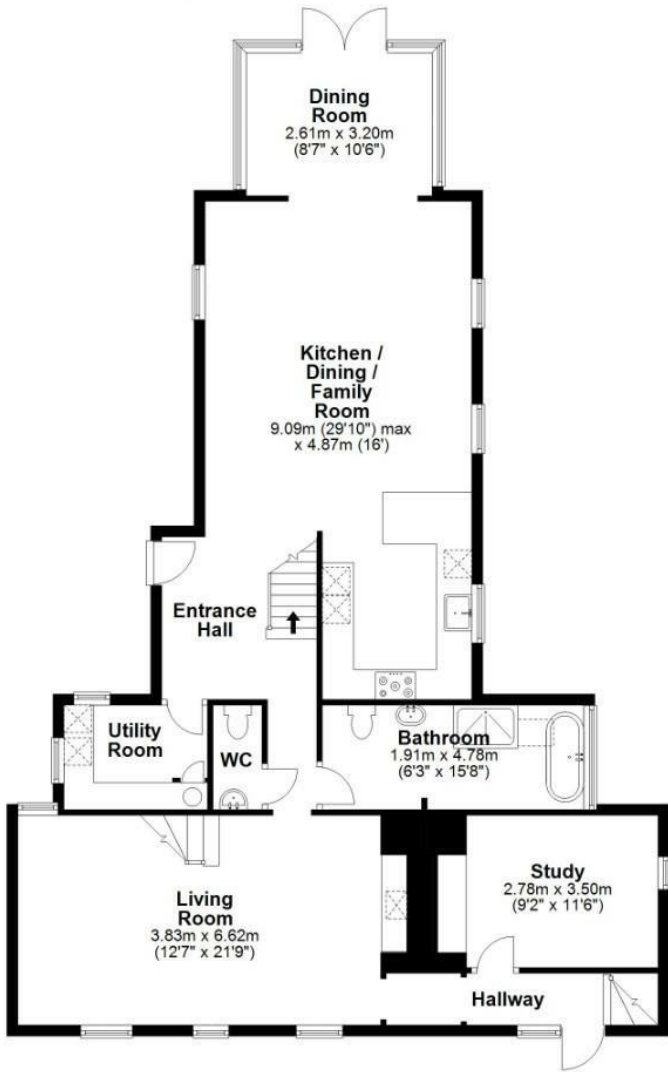
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





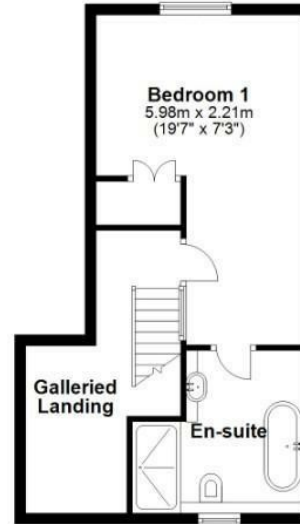
Ground Floor

Approx. 120.8 sq. metres (1300.0 sq. feet)



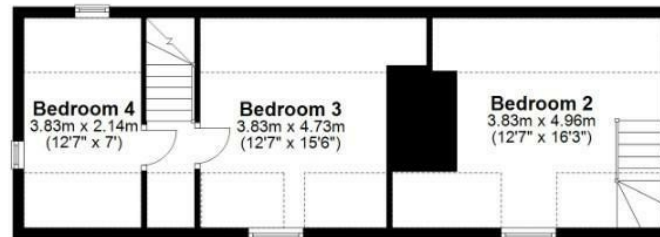
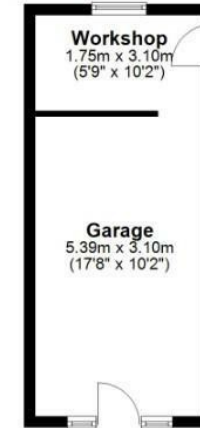
First Floor

Approx. 85.3 sq. metres (917.9 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings: approx. 22.4 sq. metres (241.6 sq. feet)



Main area: Approx. 206.1 sq. metres (2217.9 sq. feet)
Plus outbuildings: approx. 22.4 sq. metres (241.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: 77
Potential: 84

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



