



32 High Street, Dry Drayton, Cambridge, CB23 8BS

Guide Price £585,000 Freehold



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**FALLING WITHIN THE CATCHMENT OF BOTH IMPINGTON VILLAGE COLLEGE AND COMBERTON VILLAGE COLLEGE, THIS DETACHED FAMILY HOME IS NESTLED WITHIN THE QUIET VILLAGE OF DRY DRAYTON, JUST 6.8 MILES TO THE WEST OF THE HISTORIC CITY OF CAMBRIDGE.**

- Detached house
- Constructed in 1974
- 0.15 acre plot
- Driveway parking and garage
- Excellent commuter links
- 3 bedrooms, 1 bathroom, 2 reception rooms
- 1163 sqft / 108 sqm
- Gas-fired central heating boiler-condensing boiler
- EPC - C / 69
- Catchment for Comberton & Cambourne Village Colleges

Occupying a spacious plot of 0.15 acres, this home was constructed in 1974, measures 108 sqm /1163 sqft and provides spacious accommodation over two levels.

To the ground floor the property comprises a spacious entrance hall with WC adjoining and stairs which lead up to the first floor. Two reception rooms which include a snug and an impressive living room/diner with double aspect windows and patio doors which open onto the rear garden. The kitchen is accessible off the hallway, has shaker style cabinetry, tiled splash backs, integrated appliances which include, electric hob with extractor above, double oven and space for a dishwasher and a fridge freezer. Completing the ground floor is a utility area with access off though to the integral garage.

To the first floor, the property benefits from three generous double bedrooms each served by a family bathroom suite. The family bathroom is fully tiled and benefits from a four-piece bathroom suite which includes a walk-in shower, a panelled bath, a pedestal sink basin and a low-level WC.

Externally, the property is set back neatly from the road and benefits from a large gravel laid driveway providing off road parking for numerous vehicles. The rear garden is one of the key features of the property as it is fully enclosed, and is laid to lawn, ideal for those with younger children. Throughout the rear garden is a variety of mature trees and to the rear is a timber built shed above a concrete base. Off the rear of the property is a patio area ideal for alfresco dining in the warmer months of the year.

The property benefits from replacement windows in 2010 and most recently a replacement patio door in 2023.

**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. It is highly underrated and to the villagers, a well kept secret. Communications are first class with easy access to the M11, A14 and the A428 to the west and the village is eminently suited for access to the University, Science Parks, Madingley Park & Ride, and Cambridge North Station. It is also connected to Cambridge by the new off-road cycle way.

For individual and families alike, there is a wonderful sense of community with many community events organised in the village throughout the year, including live music, curry nights, coffee mornings, craft markets, pub quizzes, fun runs, exercise classes, art classes and an advent trail amongst others. The village also runs a marquee hiring business, which runs on village volunteers, producing funds for the local primary school. A weekend coffee /cake stand has also recently opened.

The primary school within the village is very well regarded and supported. For secondary schooling, the village is in the very fortunate position to be within the catchment areas for Impington Village College, which is Ofsted rated as 'good', Comberton Village College and Cambourne Village College, both of which are Ofsted rated as 'outstanding'.

There is also an active village public house, church and a nearby farm shop. There are wonderful country walks around the village including one that will take you to Madingley where you can visit The Three Horseshoes gastropub or if you prefer, take lunch or afternoon tea at Madingley Hall. Bar Hill and the Tesco Superstore is a 15 minute walk. Dry Drayton Industrial Estate about 1 mile out of the village, is set within old farm buildings and offers a gym, a martial arts centre, a florist, Chinese takeaway, a patisserie, amongst many others.

There is an active cricket club within the village whilst Bar Hill and Girton golf and tennis clubs are also nearby.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-E

**Fixtures and Fittings**

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

**Viewing**

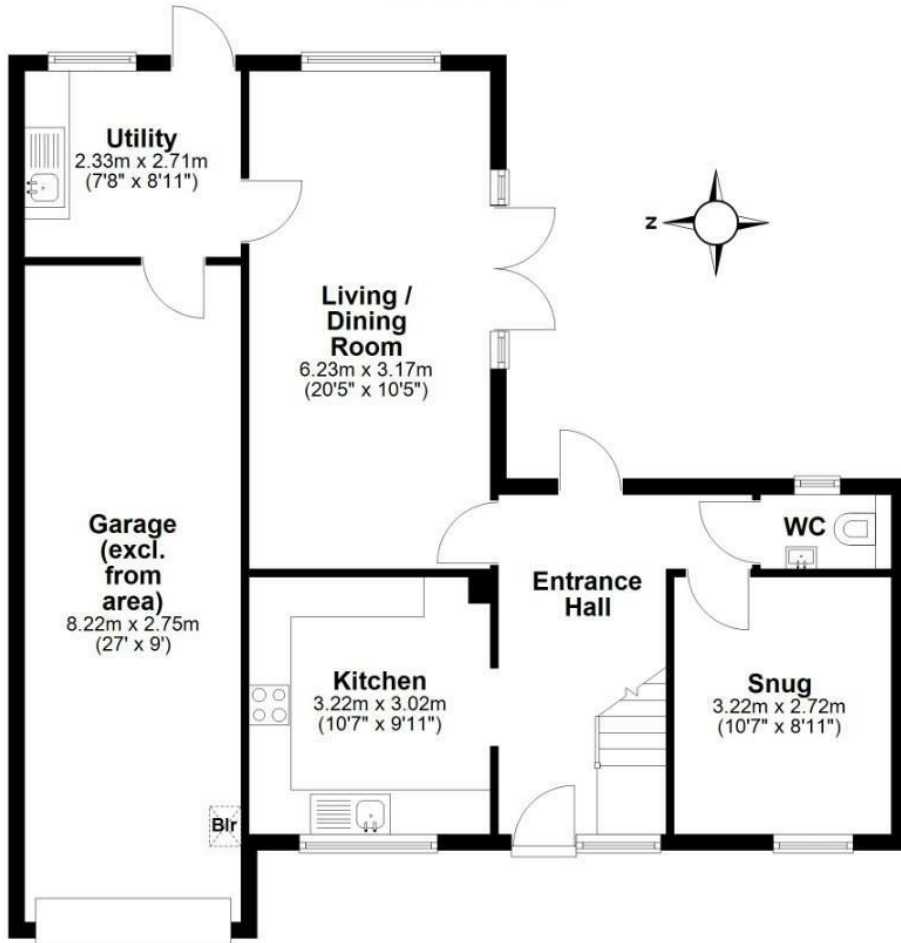
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





### Ground Floor

Approx. 57.6 sq. metres (619.7 sq. feet)  
(excluding Garage (excl. from area))



### First Floor

Approx. 50.5 sq. metres (543.3 sq. feet)



Total area: approx. 108.0 sq. metres (1163.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



