



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



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**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

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.

**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



## 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, Maddingley 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 Maddingley where you can visit The Three Horseshoes gastropub or if you prefer, take lunch or afternoon tea at Maddingley 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.

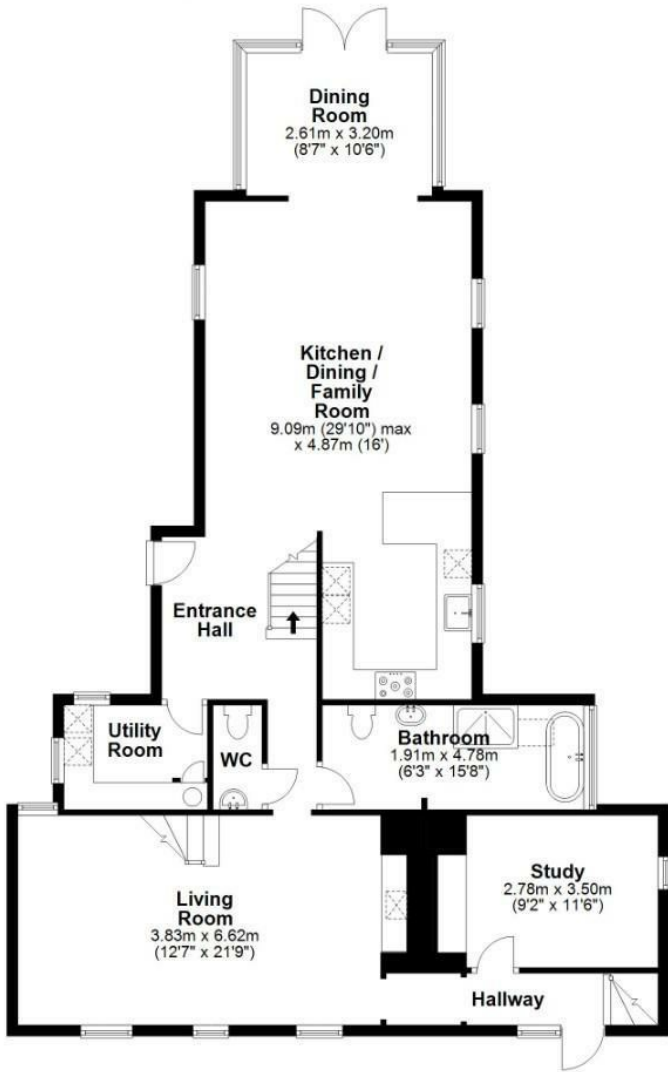
There is an active cricket club within the village whilst Bar Hill and Girton golf and tennis clubs are also nearby.





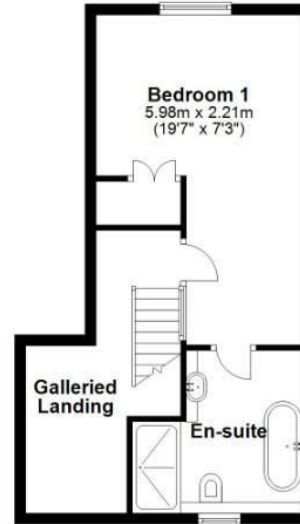
### Ground Floor

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



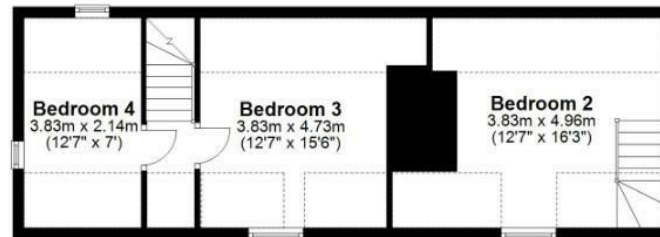
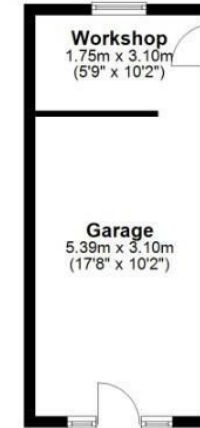
### First Floor

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) <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	

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.







