



Low Road, Burwell CB25 0EJ

Offers Over £800,000

MA
Morris Armitage

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An exceptional barn-style residence of remarkable character, discreetly positioned at the end of a peaceful no-through road, offering expansive and beautifully appointed family accommodation.

Located within the highly sought-after village of Burwell — the largest village in East Cambridgeshire — the property enjoys access to an excellent range of local amenities including charming cafés, acclaimed public houses and restaurants, convenience stores, a primary school, medical surgery and Post Office. Superb transport connections via the A14, A11 and M11 provide swift access to the historic City of Cambridge.

Extending to approximately 2,700 sq ft, this outstanding home has been thoughtfully designed to combine impressive scale with refined contemporary living. A generous reception hall leads into a spectacular vaulted sitting room where dual bi-fold doors create a seamless connection to the gardens and flood the space with natural light, perfectly suited to elegant entertaining and modern family life.

Further accommodation includes a beautifully proportioned kitchen/breakfast room, a private study, ground floor bedroom and bathroom, together with three additional principal bedrooms. The luxurious principal suite benefits from a stylish en-suite shower room and bespoke walk-in wardrobe, complemented by a well-appointed family bathroom.

Outside, the property is surrounded by mature landscaped gardens with an abundance of established planting, creating a wonderfully private and tranquil setting. A double garage and extensive private parking complete this exceptional village home.

Reception Hall

Expansive reception hall with LVT wood flooring with underfloor heating. Glazed door leading to the front with full height window. Double oak doors leading to the living/dining room, doors leading to the study, bedroom 2 and ground floor bathroom. Built-in storage cupboards. Stairs leading to the first floor landing.

Kitchen/Breakfast Room

Stunning contemporary kitchen with a range of fitted eye and base level cupboards with a composite worktop over. A matching kitchen island provides further storage and a breakfast bar seating area, inset hob with a stainless steel chimney style extractor above. Integrated appliances include eye level double oven, dishwasher and fridge/freezer. Dual windows to the front aspect. LVT wood flooring throughout. Generous dining area. Sliding glazed panelled doors leading through to the living/dining room.

Living/Dining Room

Beautifully presented, spacious living/dining room with dual bi-folding doors leading to the rear terraces, creating a wonderful social space. Attractive built-in media wall with shelving and cupboards with inset cassette log effect fireplace. Vaulted ceiling. Attractive full height, frosted window to the rear aspect. LVT wood flooring throughout with underfloor heating. Glazed panelled sliding doors to the kitchen/breakfast room. Double oak doors to the reception hall.

Study

Spacious room with dual aspect windows. Offering a variety of uses. Underfloor heating. Door to the reception hall.

Bedroom 2

Spacious double bedroom with dual aspect windows. Underfloor heating. Doors leading to the en suite reception hall.

En Suite

Contemporary white suite comprising low level, concealed cistern, 'floating' WC, wall mounted hand basin with mixer tap over and generous shower cubicle. Tiled flooring with underfloor heating. Obscured window. Doors leading to bedroom 2 and reception hall.

Utility Room

Counter worktop with inset stainless steel sink and drainer with mixer tap over and base cupboard under. Space and connections for washing machine and tumble dryer. LVT wood flooring with underfloor heating. Half glazed door leading to the rear garden. Window to the rear aspect. Doors leading to the kitchen/breakfast room and garage.

First Floor Landing

Generous, light galleried landing with velux window. Doors leading to three of the bedrooms and family bathroom. Airing cupboard and further built-in storage cupboard. Stairs leading to the reception hall.

Principal Bedroom

Spacious, light double bedroom with triple velux windows. Feature panelled wall with 'hidden' door leading to the dressing room. Built-in wardrobes. Radiator. Doors leading to the en suite and first floor landing.

En Suite

Contemporary white suite comprising low level, concealed cistern, WC, twin wall mounted hand basin with mixer taps over and built-in storage drawers under and a generous shower cubicle. Attractively tiled. Velux window. Door leading to the principal bedroom.

Dressing Room

Generous room fitted with hanging rails, providing ample storage.

Bedroom 3

Light, spacious double bedroom with dual velux windows. Radiator. Door leading to the first floor landing.

Bedroom 4/Dressing Room

Spacious, light bedroom/dressing room with dual velux windows. Currently fitted with built-in storage and shelving. Radiator. Door leading to the first floor landing.

Bathroom

Contemporary white suite comprising low level, concealed cistern, WC, wall mounted hand basin with mixer tap over and built-in storage drawer under and panelled bath with mixer tap and shower attachment over. Attractively tiled. Velux window. Ladder radiator. Door leading to the first floor landing.

Garage

With electric up and over doors. Pedestrian doors leading to the utility room and rear garden.

Outside - Front

Well maintained lawned areas with established border shrub and tree planting. Lock paved driveway leading to the garage. Access gate to the rear garden.

Outside - Rear

Flagstone terraces either side of the house with bi-folding doors leading to the living/dining room, one side fitted with a pergola over, perfect for

socialising. A decked area to the rear of the house. Well maintained lawn beyond with a huge variety of flower, shrub and tree planting to the borders. A gravelled pathway leads to a further decked seating area. A further gravelled area is set with sleeper beds and a timber greenhouse. Doors leading to the utility room and garage. Access gate to the front.

PROPERTY INFORMATION

EPC - B
Tenure - Freehold
Council Tax Band - F (East Cambs)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 306 SQM
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas and Underfloor
Broadband Connected - tbc
Broadband Type – Superfast available, 41Mbps download, 7Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.

Ground Floor Area 1581 sq ft – 147 sq m
First Floor Area 1127 sq ft – 105 sq m
Garage Area 416 sq ft – 39 sq m



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Energy Efficiency Rating

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		

Current: 87 Potential: 91

England & Wales EU Directive 2009/55/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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