



**The Orchard,
Burwell**

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BURR**





The Orchard, Weirs Drove, Burwell, CB25 0BP

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

This individual 4,000 sq. ft. detached modern home is situated on the outskirts of one of the area's most sought-after villages, within 12 miles of Cambridge. The property has been finished to an exceptional standard, including a bespoke kitchen, remote-controlled lighting, integrated speakers, and underfloor heating to both floors. All set within large mature gardens with a double garage and detached garage block and workshop, offering the potential for a variety of different uses such as a home office or annexe. In all, about 0.73 of an acre.

A substantial 4,000 sq. ft. detached property with extensive garaging, set within 0.73 of an acre.

Ground Floor

Entrance into the:

ENTRANCE LOBBY With coats cupboard, tiled flooring, and door through to the:

DINING HALL A dramatic and welcoming introduction to the property, featuring a bespoke turning staircase rising to the galleried first floor. With tiled flooring and bi-fold doors opening to the garden.

SITTING ROOM A lovely light room enjoying a double aspect to the rear, with herringbone flooring, fireplace with stone surround, and bi-fold doors to the rear.

KITCHEN / BREAKFAST ROOM The hub of the home, extensively fitted with a bespoke range of modern handleless units under quartz worktops with an inset sink and Quooker hot tap with filtered drinking water. Appliances include a tall fridge and tall freezer, three Siemens ovens including a combination microwave and coffee maker, five-ring induction hob with pop-up extractor, wine cooler, and dishwasher, whilst the dining area features tiled flooring, a wood-burning stove, and bi-fold doors to the rear.

UTILITY With units under quartz worktops, double sink, a cupboard housing plumbing for a washing machine and space for a tumble dryer, water softener and boiler, and door leading to the side.

CLOAKROOM WC and wash basin.

STUDY / BEDROOM 5 A flexible room with herringbone flooring and outlook to the front.

EN SUITE WET ROOM With WC, wash basin, shower, and heated towel rail, providing accessible facilities.

CINEMA An impressive room, thoughtfully designed with uninterrupted power supply for the speakers, inset lighting, and built-in ceiling speakers.

CLOAKROOM WC and wash basin.

First Floor

GALLERIED LANDING Enjoying a double-aspect outlook with views to the front and rear, and a spacious airing cupboard.

MASTER BEDROOM Double aspect, featuring a Juliet balcony overlooking the rear garden. Leading to:

DRESSING ROOM With extensively fitted mirrored wardrobes and a further large storage/loft area in the eaves.

EN SUITE Fitted with a WC, wash basin, bidet, freestanding bath, and shower cubicle.

BEDROOM 2 Outlook to the front, with fitted wardrobes.

EN SUITE Fitted with a white WC, wash basin, tiled shower cubicle, and heated towel rail.

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BEDROOM 3 Outlook to the rear, with fitted wardrobes.

BEDROOM 4 With fitted wardrobes and outlook to the front.

BATHROOM Stylishly fitted with a white WC, wash basin and bidet, bath with shower attachment, tiled shower cubicle, heated towel rail, and extensively tiled walls and flooring.

Outside

The property is approached via electric remote-controlled gates onto an extensively paved driveway providing parking and turning for several vehicles, in turn leading to the **double garage**, with light and power connected. The driveway continues to the other side of the property to a further **garage block featuring three spacious garages and a large workshop**, all with three-phase power connected, lending themselves to a variety of different uses.

The gardens are an asset to the property, with the front predominantly lawned with mature trees and shrubs, whilst the rear garden features an extensively paved dining terrace, ideal for al fresco entertaining, including a brick-built barbecue, all enjoying a south-westerly aspect with external lighting, power, and water connected.

In all, about 0.73 of an acre.

SERVICES Oil-fired central heating with underfloor heating both floors. Mains water. Private drainage (Domestic Treatment Plant). Mains electricity connected and solar panels. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND G. (£3,949.55 per annum)

EPC B.

TENURE Freehold.

CONSTRUCTION TYPE Traditional brick and block construction under tiled roof.

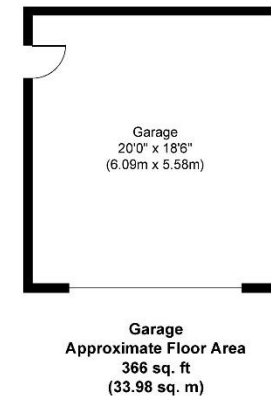
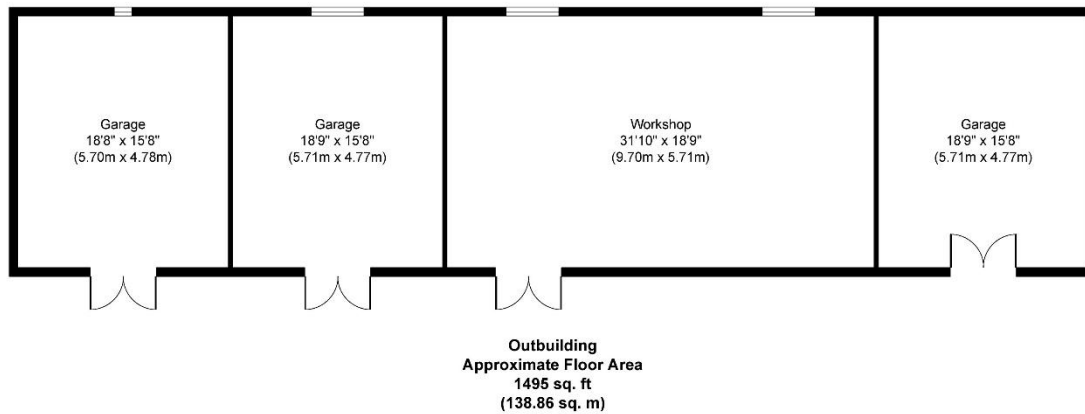
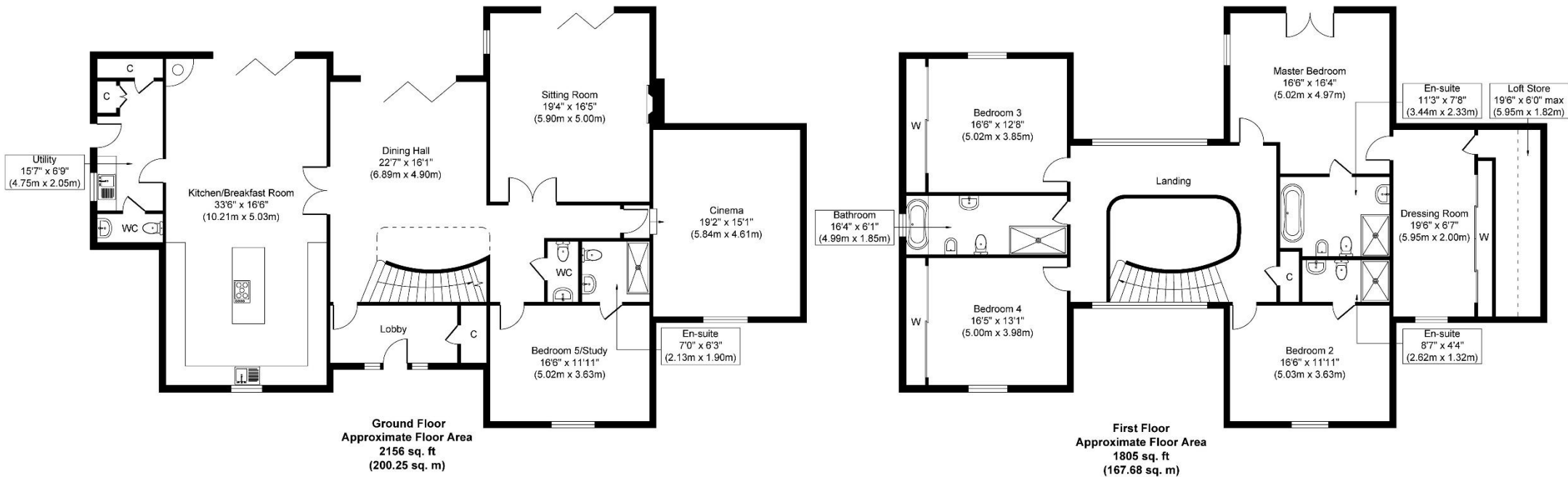
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS deleting.leaves.amuse

VIEWING Strictly by prior appointment only through DAVID BURR.

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