



Low Road, Burwell CB25 0EJ

Guide Price £865,000

MA
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Exceptional Barn-Style Residence in an Exclusive Private Setting

Tucked away at the end of a private drive within an exclusive development of just three bespoke homes, built five years ago, this exceptional barn-style residence offers an enviable combination of privacy, and refined contemporary living. Occupying a generous corner plot, set well back from a quiet on the edge of the village, the property enjoys a peaceful setting with beautifully maintained gardens.

Situated in the highly regarded village of Burwell, one of East Cambridgeshire’s most desirable locations, the home benefits from a charming yet well-connected setting. A selection of independent shops, cafés, and traditional pubs are all within easy walking distance, with the historic City of Cambridge providing world-class amenities and excellent transport links to London.

Extending to approximately 3,000 sq ft (including the garage), the property has been meticulously finished to an exacting standard. The interiors are thoughtfully designed to maximise light, volume, and flow, creating an elegant yet highly functional living environment. A striking vaulted entrance hall sets the tone, leading into a superb open-plan kitchen, dining, and living space—beautifully appointed and ideal for both sophisticated entertaining and relaxed family living. Complementary ground floor spaces include a versatile study or playroom, a well-equipped utility room, and a stylish cloakroom. The first floor offers five generously proportioned bedrooms, including two luxurious en-suite suites, and a beautifully finished family bathroom, all designed with comfort and quality in mind.

The landscaped gardens are a true highlight—mature, private, and thoughtfully designed, they provide a tranquil outdoor retreat with an abundance of established planting and seasonal colour, reflecting years of careful cultivation. An outstanding home of distinction, offering space and privacy - viewing is highly recommended.

Entrance Hall

A stunning, vaulted entrance hall with double doors leading to the kitchen/diner. Built-in storage cupboard. Doors leading to the study/playroom and utility room. Zoned underfloor heating throughout the ground floor, with five individually controlled zones. Galleried staircase leading to the first floor landing.

Kitchen/Diner

29'3" x 14'11"

Impressive kitchen/diner with bi-folding doors leading to the rear garden terrace. Contemporary kitchen with a range of bespoke, high gloss base level cupboards with composite worktop over. A matching island incorporating breakfast bar seating, provides further storage and workspace with an inset induction Bosch hob and stainless steel extractor above. Inset sink and drainer with mixer tap over. Integrated Bosch eye level double oven. Integrated Bosch fridge/freezer and Bosch dishwasher. Spacious dining area with opening to the living room, ideal for family living. Amtico wood flooring. Large dual aspect windows with views over the rear garden. Double doors leading to the entrance hall.

Living Room

22'11" x 13'6"

Charming, light living room with large window dual aspect windows. Opening to the kitchen/diner creating a wonderful living space Amtico wood flooring.

Study/Playroom

10'9" x 10'0"

Spacious room offering a variety of uses. Large window to the front aspect. Door leading to the entrance hall.

Utility Room

10'0" x 9'8"

Dedicated utility/laundry room with fitted work top and base level cupboard. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and tumble dryer. Amtico wood flooring. Window to the rear aspect. Half glazed door to the rear garden. Door to the garage.

Cloakroom

Contemporary white suite comprising low level, concealed cistern, WC and wall mounted handbasin with mixer tap over. Amtico wood flooring. Obscured window. Door leading to the entrance hall.

First Floor Landing

Generous, light galleried landing with doors leading to all bedrooms and bathroom. Built-in airing cupboard. Radiator. Stairs leading to the entrance hall.

Master Bedroom

14'4" x 13'7"

Spacious double bedroom with window to the front aspect. Radiator. Doors leading to the en suite and landing.

EnSuite

Contemporary white suite comprising low level 'floating' WC, wall mounted twin vanity units with mixer taps over and generous walk-in shower. Sleek, modern tiling to wet areas and floor. Obscured window. Door leading to Master bedroom.

Bedroom 2

13'2" x 11'7"

Spacious double bedroom with bespoke built-in wardrobes. Window to the rear aspect. Radiator. Doors leading to the en suite and landing. (Currently used as a first floor sitting room).

En Suite

Contemporary white suite comprising low level 'floating' WC, wall mounted handbasin with mixer tap over and generous walk-in shower. Sleek, modern tiling to wet areas and floor. Obscured window. Door leading to bedroom 2.

Bedroom 3

13'9" x 13'1"

Spacious double bedroom with dual aspect windows. Radiator. Door leading to the landing.

Bedroom 4

20'7" x 10'1"

Spacious, light double bedroom with dual windows to the front aspect and further triple velux windows. Radiator. Door leading to the landing.

Bedroom 5

19'1" x 10'2"

Spacious, light double bedroom with dual windows to the front aspect and further triple velux windows. Bespoke fitted shelving to one wall. Radiator. Door leading to the landing.

Bathroom

Contemporary white suite comprising low level 'floating' WC, wall mounted handbasin with mixer tap over, bath with fitted tap and shower attachment and generous walk-in shower. Sleek, modern tiling to wet areas and floor. Obscured window. Door leading to the landing.

Garage

With electric up and over doors, remotely controlled. With power and light and EV charging point. Pedestrian doors leading to the rear garden and utility room.

Outside - Front

Approached via a gravelled entrance to a block paved driveway providing dual parking directly in front of the double garage. Two further allocated parking spaces situated within the gravelled entrance area. Planted area containing established shrubs and small tree planting.

Outside - Rear

Flagstone wrap around terrace to the rear and side of the house with bi-folding doors leading to the kitchen/diner. Charming garden laid out in three areas, each separated by informal hedging and rose arbours. The bi-fold doors open out to the formal area with a central lawn and well stocked beds of shrubs and perennials. To the side, there is an orchard under planted with wild flowers leading to a delightful kitchen garden with timber shed and green house.

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 - 244 SQM

Parking – Driveway & Double Garage - EV charging point installed in garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas, Underfloor heating with individual zone controls on the ground floor.

Broadband Connected - tbc

Broadband Type – Superfast available, 37Mbps download, 6Mbps 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.

**Approximate Gross Internal Area 2967 sq ft - 276 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1626 sq ft – 151 sq m

First Floor Area 1341 sq ft – 125 sq m

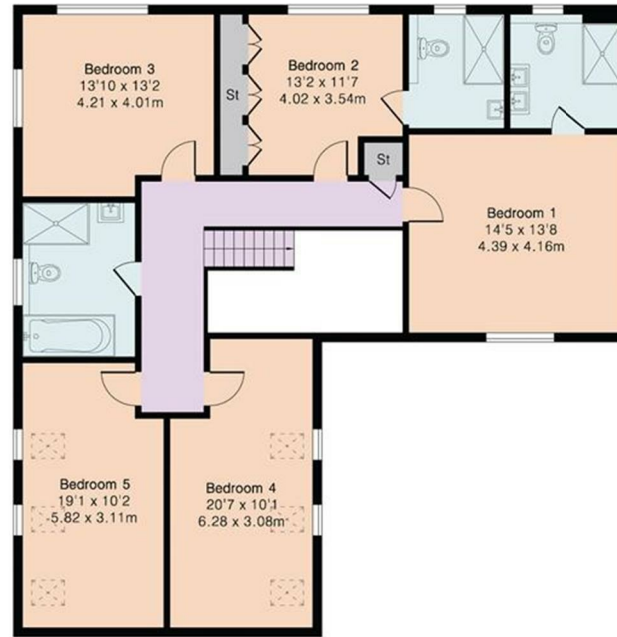
Outbuilding Area 51 sq ft – 5 sq m



Ground Floor



Outbuilding



First Floor

- **Superb Detached Barn Style House**
- **Impressive Accommodation Throughout**
- **Vaulted Entrance Hall**
- **Superb Kitchen/Diner**
- **Spacious Living Room**
- **Master Bedroom with En Suite**
- **Four Further Bedrooms (1 En Suite)**
- **Charming Rear Garden**
- **Driveway & Double Garage**
- **Viewing Highly Recommended**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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		

Environmental Impact (CO ₂) 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			
England & Wales	EU Directive 2002/91/EC		

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