



**Isaacson Road, Burwell CB25 0AF**

**Offers Over £1,000,000**

**MA**  
Morris Armitage

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An exceptional five-bedroom detached residence, enviably positioned within one of the area’s most desirable settings in the thriving and picturesque village of Burwell.

Ideally located approximately 10 miles from Cambridge, the property benefits from convenient access to the A14 and M11, while the renowned racing centre of Newmarket lies just a short drive away. As the largest village in East Cambridgeshire, Burwell offers an excellent range of amenities, including traditional public houses, restaurants, cafés, and a historic church, alongside a vibrant community atmosphere with year-round events and activities.

This outstanding and individually designed home has been thoughtfully extended and enhanced by the current owners, offering approximately 2,700 sq ft of beautifully presented and versatile accommodation. The ground floor is centred around an impressive 29ft open-plan kitchen, dining, and family space, featuring bi-fold doors that seamlessly connect to the garden—perfect for modern living and entertaining. Further accommodation includes a welcoming entrance hall, elegant living room, stunning vaulted garden/day room, additional family room or gym, utility room, office or sitting room, study/bedroom five, and a contemporary shower room. Upstairs, four generously proportioned bedrooms are complemented by a luxurious principal suite complete with dressing room and en-suite, alongside a stylish family bathroom.

Externally, approached via an extensive gravel driveway providing ample off-road parking. A substantial detached outbuilding/studio offers excellent potential for conversion into an annexe, subject to the necessary consents. The beautifully landscaped rear garden is fully enclosed and features a generous raised patio terrace, ideal for outdoor entertaining, while enjoying an attractive open aspect beyond.

A truly remarkable home combining space, style, and a prime village location.

**Entrance Hall**

Superb, generous entrance hall with copper slate flooring. Opening to the kitchen/dining room. Doors leading to the living room, bedroom 3 and shower room. Staircase with wooden handrail and embedded glass leading to the first floor landing.

**Kitchen/Dining Room**

28'8" x 11'11"  
Stunning kitchen/dining room with copper slate flooring throughout. Bi-folding doors lead to the decked area designed to create a fabulous social space. A range of fitted base level cupboards and storage drawers in a modern Shaker style with granite worktop over. Space and connection for a large range style cooker with a glass splashback and stainless steel chimney extractor above. Integrated dishwasher. Space for American style fridge/freezer. Inset sink with mixer tap over. Spacious dining and family area. Dual vertical radiators. Window to the rear aspect. Door leading to the family room/gym. Opening to the entrance hall.

**Living Room**

20'7" x 12'11"  
Beautifully presented, spacious living room with dual aspect windows. Focal, inset wood burner stove with stone hearth. Radiators. Opening to the day room. Door leading to the entrance hall.

**Day Room**

19'4" x 12'5"  
Stunning, contemporary day room with an impressive vaulted ceiling fitted with Velux windows. Bespoke, generous dual fitted storage cupboards. Vertical radiator. Sleek tiled flooring. Dual French doors leading to the rear decked area. Opening to the living room.

**Family Room/Gym**

14'7" x 13'7"  
Spacious room offering a variety of uses with wood style tiled flooring. Window to the rear aspect. French doors leading to the decked area. Doors leading to the kitchen/dining room and utility room.

**Utility Room**

8'0" x 4'10"  
Fitted with a range of base level cupboards with worktop over. Door leading to the family room/gym and opening to the office.

**Office**

19'10" x 8'1"  
Spacious home office with full height window and glazed door leading to the front driveway. LVT wood flooring. Opening to the utility room.

**Study/Bedroom 3**

11'7" x 10'11"  
Spacious, light double bedroom with window to the front aspect. Wooden flooring. Radiator. Door leading to the entrance hall.

**Shower Room**

Contemporary white suite comprising low level WC, wall mounted handbasin with built-in cabinet under and generous shower cubicle. Sleek, modern tiling throughout. Ladder radiator. Obscured window. Door leading to the entrance hall.

**First Floor Landing**

**Master Bedroom**

15'4" x 11'1"  
Beautiful, spacious double bedroom with full height French window to the rear aspect. Window to the side aspect. Radiator. Door to the en suite and landing.

**Dressing Room**

17'5" x 9'2"  
Opulent dressing room with a huge range of bespoke wardrobes and storage. Window to the front aspect. Amtico flooring. Radiator. Door leading to the landing.

**En Suite**

Contemporary white suite comprising low level WC, wall mounted handbasin with mixer tap over and built-in storage drawer under and generous walk-in shower. Beautifully tiled to wet areas. Velux window. Door leading to the Master bedroom.

**Bedroom 2**

21'1" x 9'8"  
Charming double bedroom with bespoke built-in wardrobes. Dual Velux windows. Radiator. Door leading to the landing.

**Bedroom 4**

10'10" x 10'2"  
Delightful double bedroom with window to the front aspect. Wooden flooring. Radiator. Door leading to the landing.

**Bedroom 5**

15'7" x 5'9"  
Spacious bedroom with a large window to the rear aspect. Radiator. Opening to the landing.

**Family Bathroom**

Contemporary white suite comprising low level WC, wall mounted hand basing with built-in storage cabinet under and panelled bath with wall mounted shower over. Sleek vertical radiator. Attractively tiled throughout. Window to the front aspect. Door leading to the landing.

**Garden Studio**

32'5" x 11'5"  
Spacious outbuilding offering a variety of uses. Windows facing the rear garden, further velux windows and french doors leading to the rear garden.

**Outside - Front**

Expansive gravelled driveway providing ample off road parking. Access gate to the rear.

**Outside - Rear**

Block paved terrace to the rear of the house with a raised desked area with a central glass roofed pergola and frameless glass balustrade, bi-folding doors to the kitchen/dining room, two sets of French doors leading to both the day room and family room/gym creating a superb outdoor space for entertaining. Expansive well maintained lawn with a variety of attractive tree planting. Access gate to the front.

**PROPERTY INFORMATION**

- EPC - C
- Tenure - Freehold
- Council Tax Band - D (East Cambs)
- Property Type - Detached House
- Property Construction – Standard
- Number & Types of Room – Please refer to the floorplan
- Square Meters - 245 SQM
- Parking – Driveway
- Electric Supply - Mains
- Water Supply – Mains
- Sewerage - Mains
- Heating sources - Gas
- Broadband Connected - tbc
- Broadband Type – Ultrafast available, 1000Mbps download, 100Mpbs upload
- Mobile Signal/Coverage – Ofcom advise likely on all networks
- Rights of Way, Easements, Covenants – None that the vendor is aware of

**Approximate Gross Internal Area 2648 sq ft - 246 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1614 sq ft – 150 sq m

First Floor Area 1034 sq ft – 96 sq m

Outbuilding Area 373 sq ft – 35 sq m



- **Exceptional Detached House**
- **Beautifully Presented Throughout**
- **Impressive Kitchen/Dining Room**
- **Stunning Living/Day Room**
- **Two Further Reception Rooms**
- **Master Bedroom Suite inc. En Suite & Dressing Room**
- **Four Further Bedrooms**
- **Three Bathrooms**
- **Garden Studio**
- **Splendid Garden**



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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