



**HIGH STREET**  
Dry Drayton

**Carter Jonas**

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## HIGH STREET, DRY DRAYTON, CAMBRIDGE, CB23 8BS

- Cambridge City Centre - approx. 6.6 miles
- Cambridge Train Station - approx. 7.7 miles
- Tesco Bar Hill - approx. 3.5 miles

4 Bedroom detached property • Popular village location • Period property • EPC rating D

### DESCRIPTION

Experience the allure of Georgian charm and make this inviting property your own. Embrace the timeless elegance and peaceful surroundings that define this cherished community. Schedule a viewing today and embark on a journey of discovery - a place where history, comfort, and modern living converge seamlessly. Welcome home to a life of grace and tranquillity.

Nestled in a sought-after location, this inviting Georgian cottage offers a delightful blend of historical elegance and modern comfort. Situated amidst serene surroundings, this home promises a tranquil retreat for those seeking a harmonious balance of tradition and contemporary living.

Step through the welcoming front door into a gracious reception room where sunlight dances through double-glazed sash windows, casting a gentle glow on the open fireplace and engineered oak flooring, leading through to a comfortable family sitting room. Here, history meets modern convenience, creating a space that feels both timeless and welcoming.

The heart of the home unfolds in the open-plan kitchen/diner, where the warmth of a gas-fired Aga invites culinary adventures. Tiled flooring leads seamlessly to the dining area, with a door leading to the pantry/utility room, offering convenient access and functional space for storage and chores.

## CHARMING 4 BEDROOM DETACHED PERIOD PROPERTY IN A POPULAR VILLAGE LOCATION.



An old bread oven, currently a feature, adds to the historical charm. The kitchen area features integrated Koppersbusch hob, oven, and extractor fan, complemented by integrated Siemens dishwasher, wash, and base units with ample worktop space.

Adjacent to the kitchen, a versatile study, currently utilised as a fifth bedroom, offers a quiet retreat, ideal for work or relaxation. With an ensuite/downstairs shower room, it provides added convenience for guests or a peaceful sanctuary for everyday living.

Upstairs, discover four inviting bedrooms, each boasting its own unique character and thoughtful details. From double-glazed sash windows to wooden flooring and ample storage, these spaces offer comfort and tranquillity. The family bathroom invites you to unwind with its spotlight features, wooden-panelled bath, and tiled flooring - a soothing sanctuary for daily rituals.

#### OUTSIDE

Outside, the private garden beckons with its herbaceous borders and serene atmosphere - a haven for relaxation and outdoor enjoyment. A summer-house offers a charming retreat, while the double garage with an EV charging point provides practicality for modern living.

#### LOCATION

Dry Drayton is lucky enough to have its own highly regarded primary school and pre-school with full wrap-around care. It is also conveniently located in the catchment area for both Comberton Village College and Impington Village College, this home offers access to quality education. It is a village with a great community spirit, boasting a popular village pub and hall. Nearby amenities, parks, and transportation routes to the historic city of Cambridge, ensure convenience without sacrificing tranquillity.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains' services provided

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents  
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## High Street, Dry Drayton

Approximate Gross Internal Area = 1465 sq ft / 136.1 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 33 sq ft / 3.1 sq m  
 Garage = 303 sq ft / 28.2 sq m  
 Total = 1801 sq ft / 167.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

[carterjonas.co.uk](http://carterjonas.co.uk)

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