



**Drury Lane, Wicken CB7 5XY**

**Offers Over £775,000**



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# Drury Lane, Wicken CB7 5XY

An outstanding detached family home located in one of the areas finest villages, enjoying substantial grounds of around 1.4 acres with an appealing range of equestrian facilities.

This impressive property has been updated and improved by the current owners to provide fabulous rooms arranged over two floors. The property boasts accommodation to include entrance hall, living room, kitchen/breakfast room, atrium with spiral staircase, family room, utility room, cloakroom, four generous size bedrooms ( two ensembles ) and a family bathroom. Benefiting from oil fired heating and double glazing.

Externally the property offers extensive gravelled driveway providing, gated access to further sweeping driveway, sizeable landscaped patio, artificial turf area, superb range of outbuildings, features include paddock, menage with floodlights, stabling and offering a great degree of privacy.

Rarely available – viewing is highly recommended.

## Entrance Porch

With doors leading to entrance hall and front.

## Entrance Hall

13'7" x 11'7"

With Moduleo wood flooring. Underfloor heating. Double glazed doors leading to sitting room. Opening to kitchen.

## Kitchen

19'1" x 9'11"

Stylish kitchen with a range of matching eye and base level cupboards and storage drawers with worktop over. Stainless steel 1 1/3 bowl sink and drainer with mixer tap over. Integrated eye level double oven. Inset induction hob with extractor over. Integrated dishwasher. Attractively tiled splashbacks. Space for fridge/freezer. Moduleo wood flooring. Underfloor heating. Dual aspect windows. Opening to entrance hall. Doors leading to atrium and sitting room.

## Sitting Room

23'6" x 18'1"

Spacious, beautifully presented family room with Moduleo wood flooring. Feature fireplace with exposed brick and oak mantel above, fitted with wood burner stove, slate tiled hearth. Dual windows to the side aspect. Glazed inner window to atrium. Glazed double doors to atrium. Doors to kitchen and utility room. Underfloor heating.

## Inner hall

With doors leading to family room, utility room and rear garden.

## Atrium

Stunning atrium with two sets of French doors leading to rear Indian stone patio area. Glazed doors leading to inner hall. Double glazed doors leading to family room. Moduleo wood flooring. Electric heating. Spiral staircase leading to first floor.

## Family Room

13'7" x 13'7"

Beautifully presented sitting room with Moduleo wood flooring throughout, with underfloor heating. Contemporary wood burner stove mounted on exposed brick hearth. Double glazed doors to dining room. Window to the front aspect.

## Office

9'2" x 6'0"

Generous office with window to the front aspect. Moduleo wood flooring. Underfloor heating. Door to entrance hall.

## Utility Room

17'2" x 13'7"

Generous utility room with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Moduleo wood flooring. Space and plumbing for washing machine. Attractively tiled splashbacks. Window to the rear aspect. Door to inner lobby.

## Cloakroom

Contemporary white suite comprising low level, concealed cistern, W.C. and wall mounted handbasin with mixer tap over. Attractively tiled splashback. Window to the side aspect. Moduleo wood flooring. Door to utility room.

## Inner Lobby

With Moduleo wood flooring. Window to the rear aspect. Doors to sitting room utility room and rear garden.

## Landing

Spacious, light landing with doors leading to all bedrooms and bathroom. Built-in storage cupboards. Spiral staircase leading to atrium.

## Master Bedroom

13'8" x 13'7"

Beautiful, expansive double bedroom with dual aspect windows. Underfloor heating. Doors leading to en suite and landing.

## En Suite

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted handbasin with mixer tap over and storage cabinet under and walk-in shower. Stunningly tiled. Moduleo wood flooring. Door to master bedroom.

## Bedroom 2

18'9" x 9'11"

Spacious double bedroom with dual windows. Underfloor heating. Door to landing.

## En Suite

Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over and generous walk-in shower. Attractively tiled. Door to bedroom 2.

## Bedroom 3

20'3" x 10'3"

Spacious double bedroom with dual Velux windows and inner window. Underfloor heating. Door to landing.

## Bedroom 4

13'7" x 6'6"

Well proportioned room with window to the front aspect. Underfloor heating. Door to landing.

## Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted handbasin with mixer tap over and storage cabinet under and elipse bath. Stunningly tiled. Moduleo wood flooring. Velux window. Door to landing.

## Outbuilding

11'5" x 8'1"

With up and over door. Opening to further storage area.

## Storage

Opening to garage. Stairs leading to hay loft storage.

## Hay Loft

11'10" x 11'5"

Stairs leading to storage area. Dual windows.

## Stable

15'8" 11'8"

With stable door with dual ventilation window.

## Outside - Front

Expansive gravelled driveway, access via double five bar gates, providing ample off road parking. Coloured gravel pathway leading to entrance porch. Lawned area with a variety of mature shrub and a variety of apple tree planting. Access gate to the rear garden. Five bar gate access to the rear garden.

## Outside - Rear

Indian stone patio area with two sets of French doors leading to the atrium, doors leading to inner hall, carport (currently used for hot tub), garage, storage and stable. Area of faux lawn with raised sleeper border, leading on to further lawned area with further Indian stone patio seating area with pergola over.

Menage with floodlights. Further paddock areas beyond with mature tree planting to borders. Field shelter.

## PROPERTY INFORMATION

EPC - C

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 - 249 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil/Underfloor heating (zoned)

Broadband Connected - tbc

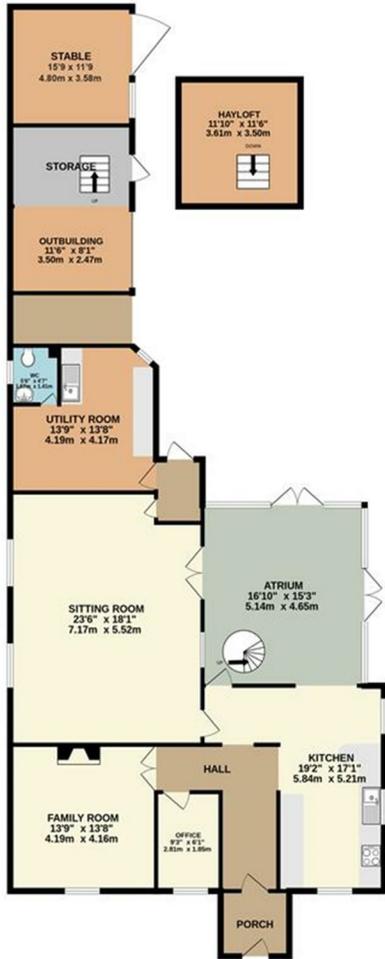
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

## Location

The village of Wicken is a small village located in East Cambridgeshire and is best know for Wicken Fen, a historic National Trust nature reserve with great facilities for dog walking. The village boasts a local pub and offers easy access to the City of Cambridge and Newmarket. Life in the village always seems to be enjoyed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Substantial Detached House
- Land totalling 1.4 acres (STS)
- Beautifully Presented Throughout
- Modern Kitchen
- Two Beautiful Reception Rooms
- Stunning Atrium
- Four Bedrooms (2 En Suite)
- Contemporary Bathroom
- Variety of Outbuildings
- Viewing Highly Recommended



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	74	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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