



**60a Mill Lane, Burwell CB25 0HJ**

**Guide Price £650,000**

**MA**  
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## Mill Lane, Burwell CB25 0HJ

A rather special brand new detached character home perfectly standing within this quiet and peaceful setting and enjoying a privileged location overlooking the local church.

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.

Padding House is one of only three exclusive homes. Architecturally designed to create space and light, the house offers optimum privacy from neighbours. High-quality contemporary finishes and light-filled with clever key design elements creating a home with a luxurious, spacious atmosphere.

The property enjoys a fabulous 30ft long kitchen/family room which offers buyers all modern day comforts and superb entertaining area and includes double sliding doors to the garden. A spacious entrance hall with cloakroom, four double bedrooms (two ensuite) and a family bathroom.

Externally the property has been designed to maximise privacy and offers attractive block paved driveway, allocated parking spaces with EV charger and landscaped gardens with feature brick wall and a south west facing aspect.

An internal inspection is strongly recommended.

### Entrance Hall

With doors leading to the kitchen/living/dining room, two bedrooms, storage cupboard and cloakroom. Window to the rear aspect. Stairs leading to the landing.

### Kitchen/Living/Dining Room

30'6" x 14'4"

Stunning contemporary kitchen with a range of eye and base level cupboards and storage drawers with quartz work top over. Inset sink with mixer tap over. Integrated eye level Neff oven and microwave. Inset induction hob with integrated extractor above. Integrated fridge/freezer and dishwasher. Matching kitchen island with storage cupboards under and incorporating breakfast bar seating. Triple velux windows. Triple glazed, double sliding doors leading to the patio area and garden. Underfloor heating. Sliding door leading to the utility room. Door leading to the entrance hall. Spacious living/dining area providing ideal open plan, family living.

### Utility Room

11'3" x 5'4"

Fitted quartz counter work top with stainless steel sink and drainer with mixer tap over. Space and plumbing for undercounter washing machine. Fitted base storage cupboard. Underfloor heating. Velux window. Doors leading to the boiler cupboard and the rear garden. Sliding door leading to the kitchen/living/dining room.

### Bedroom 1

11'3" x 10'1"

Generous bedroom with full height windows to the rear aspect. Underfloor heating. Built-in storage cupboard with sliding door. Doors leading to the en suite and entrance hall.

### En Suite

Contemporary white suite comprising low level W.C., handbasin with mixer tap over and built-in storage under and generous walk-in shower. Attractively panelled to wet areas. Ladder radiator. Door leading to bedroom 1.

### Bedroom 2/Snug

13'0" x 11'3"

Generous room with window to the front aspect offering a variety of uses. Underfloor heating. Door leading to the entrance hall.

### Cloakroom

Contemporary white suite comprising low level W.C. and wall mounted handbasin with mixer tap over. Underfloor heating. Door leading to the entrance hall.

### Landing

With doors leading to two bedrooms and bathroom. Velux window. Window to the rear aspect. Stairs leading to the entrance hall.

### Bedroom 3

11'8" x 10'7"

Spacious double bedroom with dual, full height windows to the side aspect. Extended ceiling height. Radiator. Built-in storage cupboard with sliding door. Doors leading to the en suite and landing.

### En Suite

Contemporary white suite comprising low level W.C., handbasin with mixer tap over and built-in storage under and generous walk-in shower. Attractively panelled to wet areas. Ladder radiator. Door leading to bedroom 3.

### Bedroom 4

14'11" x 13'0"

Spacious double bedroom with quadruple velux windows and a full height window to the front aspect. Vaulted ceiling. Radiator. Door leading to the landing.

### Bathroom

Contemporary white suite comprising low level W.C., handbasin with mixer tap over and built-in storage under, panelled bath with mixer tap over and generous walk-in shower. Attractively panelled to wet areas. Ladder radiator. Velux window. Door leading to landing.

### Outside - Front

Block paved driveway providing off road parking. EV charging point. Planted border beds. Stairs leading down to the front door.

### Outside - Rear

The south-west facing garden offers a patio area with sliding double doors leading to the kitchen/living/dining room with a garden area beyond. An attractive brick wall to the boundary with stairs leading to a pedestrian access gate leading to the driveway. Air source heat pump.

### PROPERTY INFORMATION

EPC - B

Tenure - Freehold - 10 year LABC warranty

Council Tax Band - F (East Cambs)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 156 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Air Source Heat Pump, Radiators,

Underfloor Heating and Electric

Broadband Connected - tbc

Broadband Type - Superfast available

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - TBC with regards to the shared driveway and easement access to the front of the development

### Location

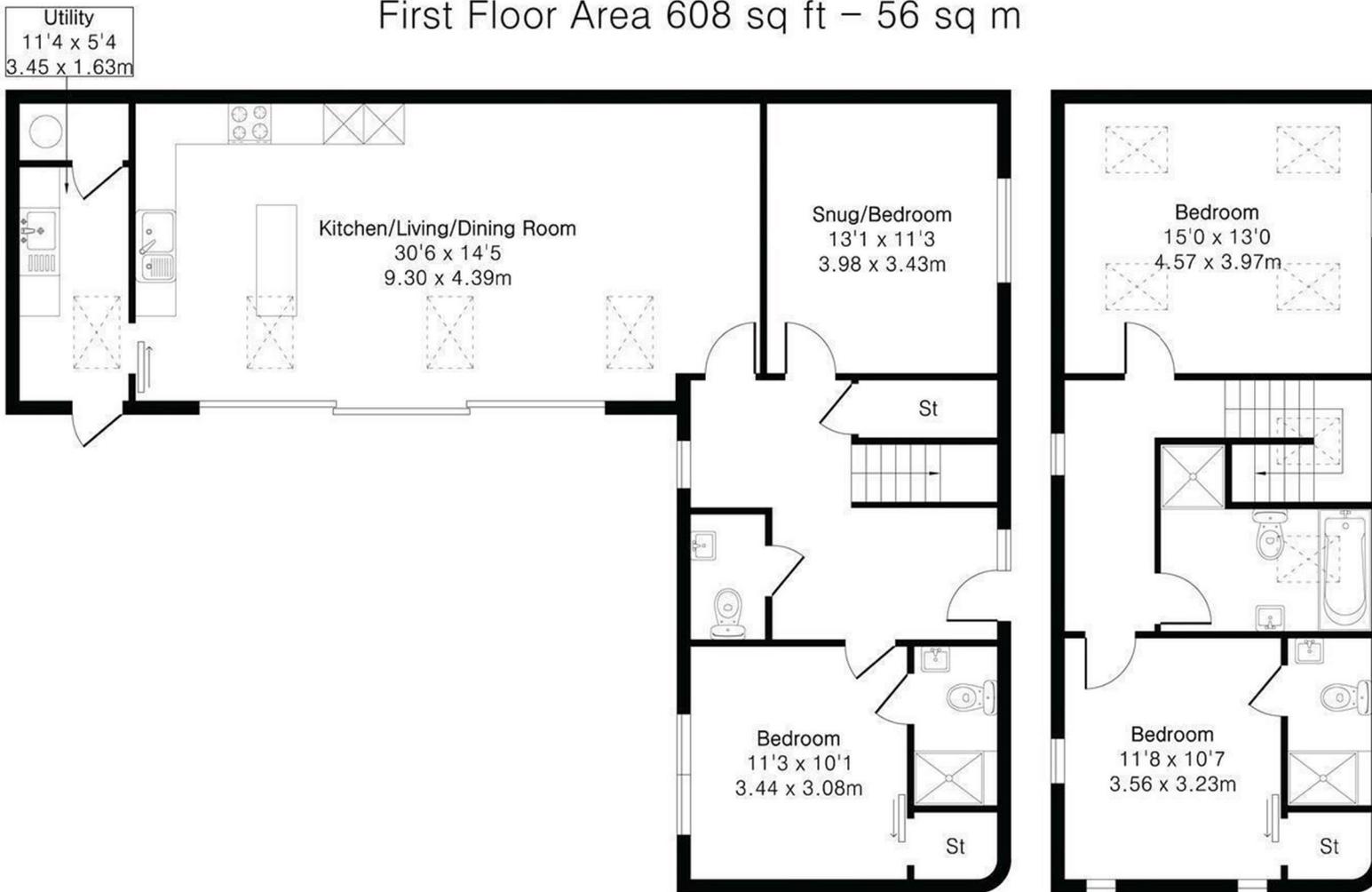
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village 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 1688 sq ft - 157 sq m

Ground Floor Area 1080 sq ft – 101 sq m

First Floor Area 608 sq ft – 56 sq m



Ground Floor

First Floor

- Stunning New Build Detached House
- Architecturally Designed with High Quality Fixtures Throughout
- Expansive Contemporary Kitchen/Living/Dining Room
- Four Bedrooms - Two En suite
- Contemporary Bathroom
- Charming Rear Garden
- Driveway Parking with EV Charging Point
- Quiet Country Lane Location
- Highly Regarded Village
- 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-91)	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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