

**14 MILL ROAD,  
FEN DRAYTON**

  
**BIDWELLS**



A fantastic 'Carbon Neutral' home located in this popular village, finished to an extremely high standard and positioned in 0.62 of an acre with open field views and double garage.

Cambridge 9.5 miles, Huntingdon 8.5 miles (London's King's Cross 50 minutes), St Ives 4 miles, A14 1 mile (distances are approximate).

### Property Summary

- Ground Floor: Entrance Hall, Sitting Room, Kitchen/ Dining/Family Room, Utility Room, Cloakroom.
- First Floor: Master Bedroom with En Suite Shower Room, 3 Bedrooms, Family Bathroom.
- Second Floor: 2 Bedrooms, one with En Suite Shower Room, Store Room.

Please read Important Notice on the floor plan page.

**14 MILL ROAD, FEN DRAYTON,  
CAMBRIDGE, CB24 4ST**

**£795,000** (GUIDE PRICE)



## Description

Set in grounds of just over 0.6 of an acre and arranged over three floors covering 2,871 sq ft of living space, this detached energy efficient home has been finished to an extremely high specification, successfully combining traditional and modern styles. This home provides six double bedrooms, two of which offer en suite bathrooms, and is a rare opportunity to acquire a substantial family home in this popular location.

This highly energy efficient home is designed to be carbon neutral with insulation, rainwater harvesting system, air source heat pump, mechanical heat recovery ventilation system, solar photovoltaic panels (with transferable feed in tariff), triple glazed windows and under-floor heating to the ground floor and bathrooms, achieving a stunning Energy Assessment Rating A.

Built to take full advantage of the fantastic open views, the internal accommodation is flooded with light streaming from large windows and bi-fold doors throughout.

The open plan kitchen/dining/living space incorporates a stylish modern kitchen with built in Neff appliances including double oven, microwave, fridge freezer, dishwasher, induction hob and cooker hood, finished off with a Silestone worksurface.

## Outside

Located on 0.62 of an acre, enjoying a delightful private position set back from the road backing on to adjoining countryside with gravelled drive leading you to the property. The sweeping gravelled driveway provides parking for several cars and access to an double garage.

A landscaped garden wraps around the property with a large expanse of lawn enclosed by fencing, with paved area adjoining the rear of the property.



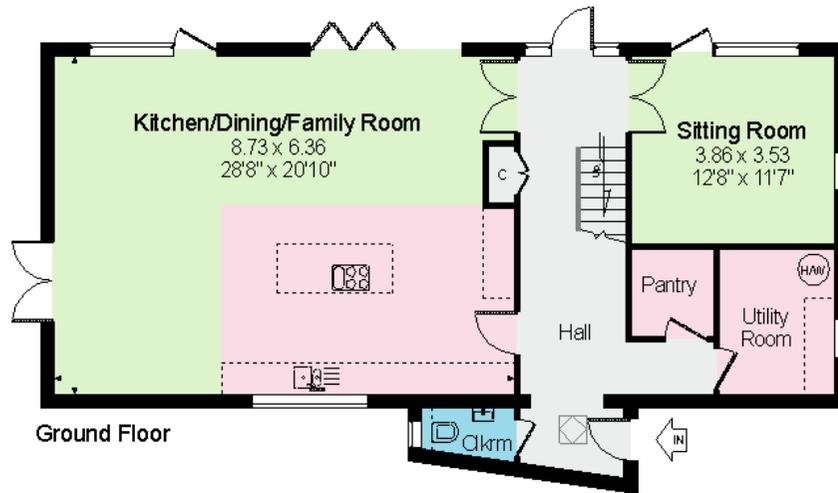


## Property Highlights

- Built to Code for Sustainable Homes level 6, this house is designed to be carbon neutral with air source heat pump for heating and hot water
- 2,871 sq ft of living space over three floors with six double bedroom, two benefitting from en suites.
- High quality kitchen fitted with premium Neff appliances to include induction hob, double oven, fridge freezer, dishwasher, cooker hood.
- Oak flooring to the ground floor with carpet to the first and second floor.
- Underfloor heating to the ground floor with radiators to the first and second floor.
- Triple glazing throughout, with bi-fold doors off the living room.
- Impressive master suite of 20'10 x 14'11 (6.36m x 4.55m) with fully tiled bathroom and Juliet balcony providing a wonderful elevated view over adjoining countryside.
- Positioned in 0.62 acres with stunning countryside views.
- Double detached garage with large gravelled drive offering parking for several cars.
- Approximately 9 miles to Cambridge City Centre.
- Situated within close proximity to The Guided Busway taking passengers to Cambridge. This service also continues to Addenbrooke's Hospital and west bound to St Ives.

14 Mill Road, Fen Drayton  
 Gross Internal Area 267 m<sup>2</sup> ( 2871 ft<sup>2</sup>)

- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation



NOT TO SCALE: For guidance purposes only

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**Important Notice**

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## Location

The village of Fen Drayton lies approximately 9 miles from the University city of Cambridge, for history, art and culture, restaurants and shops; 5 miles from St Ives, an historic market town; and nine miles to Huntingdon train station. The village itself is very picturesque with the High Street being the centre, home to a quaint thatched pub and a short walk to the RSPB nature reserve, Fen Drayton Lakes, well known for wetland birds.

The guided bus stops within the nature reserve and takes passengers to Cambridge along what was previously the train line; this service also continues to Addenbrooke's Hospital and west bound to St Ives.

From the successful primary school in the village, children then progress to Swavesey Village College, currently rated outstanding by Ofsted.

## Viewing

By prior telephone appointment with Bidwells  
01223 841842

## Enquiries

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CB2 9SU

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## Additional Information

### Local Authority

South Cambridgeshire  
District Council

### Services

All mains services are connected to the property, with heating and hot water served by an air source heat pump system.

### Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings including curtains and light fittings, are expressly excluded from the sale. However, certain items may be available by separate negotiation.

### Energy Rating A

### Tenure & Possession

The property is for sale freehold with vacant possession on completion

### Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.