

pocock & shaw

Residential sales, lettings & management



8 High Street Burwell Cambridge. CB25 0HB

This immaculately presented detached Edwardian house of magnificent proportions has been meticulously restored and redesigned by our clients and offers a unique opportunity to acquire a fabulously opulent and luxurious home that exudes warmth and cosiness combined with large open plan spaces. EPC: D

Guide Price £950,000



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

Bursting with kerb appeal and standing proudly in a prominent position just off the High Street, Semper Aurea offers purchasers stunning accommodation extending to approximately 223.4 square meters of unrivalled quality, a unique house brimming with character and style.

Houses of this exceptional calibre, unrivalled quality and outstanding attention to detail are rarely seen coming to the market, boasting detailed woodwork, original staircase, floorboards, plaster ceiling roses and corncicing. Oak parquet style flooring and Edwardian style tiles in Amtico set off the ground floor. Acoustic sash windows throughout are a delightful touch.

As you enter the house along the quarry tile path, it immediately feels light and welcoming. In the entrance hallway the original staircase sits to one side but the vista takes you through to the spacious kitchen and dining area, leading through to a cosy snug area to the side with a recessed pocket for TV with internet, aerial and power points, bifolding doors leading out to the sandstone paved patio and pathway, landscaped with sleepers, trees and shrubs, with external power and lighting points.

The eyeline is further drawn towards the thoughtfully fitted kitchen with a bank of stunning painted oak front pantry units and crafted oak drawer boxes, incorporating the integrated fridge, freezer, electric oven and microwave.

An impressive inset double Belfast sink, quartz worktops atop the full range of low level cupboards extending to the island with its induction hob, downdraft extraction, drawers and storage.

Towards the bifolding doors and a vaulted ceiling with four rooflights and out towards the glorious clunch wall enclosed rear garden at the rear, a sandstone paved pathway leading to the superbly insulated, light filled garden office, with four rooflights and electric heating.

Another stunning feature of this house is the sitting room with the log burning stove, a picture bay window lined with timber shutters and fitted wool carpet .

A utility room complements the kitchen, leading from the boot room with oak fronts and quartz worktops with inset Belfast sink and space for appliances. Beside is the cloakroom with its cleverly concealed Worcester Bosch combi gas boiler, underfloor heating manifold and control panel for kitchen and snug room.

On the first floor there are four beautiful double bedrooms boasting two adjoining tiled, en-suite shower rooms. Both with skylights above, underfloor heating and heated towel rail. The master en-suite has the added touch of his and hers shower and sinks, heated mirror and summer element for the towel rail.

The delightful family bathroom with freestanding bath with brass taps, underfloor heating & towel radiator.

The property is approached via a remote controlled electric gate and beyond lay the shingle driveway providing parking for vehicles and garage, also with lighting, power points, hand wash basin and drainage.

Services

Mains water, gas, drainage & electricity are connected.

Tenure

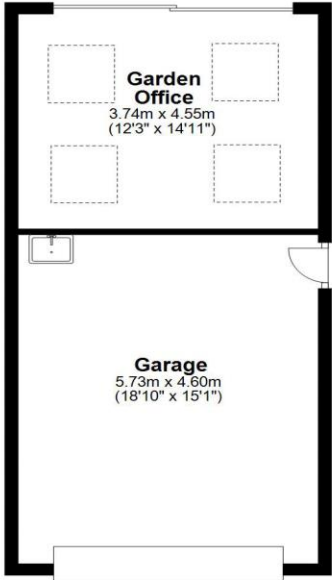
The property is freehold.

Council Tax Band: E

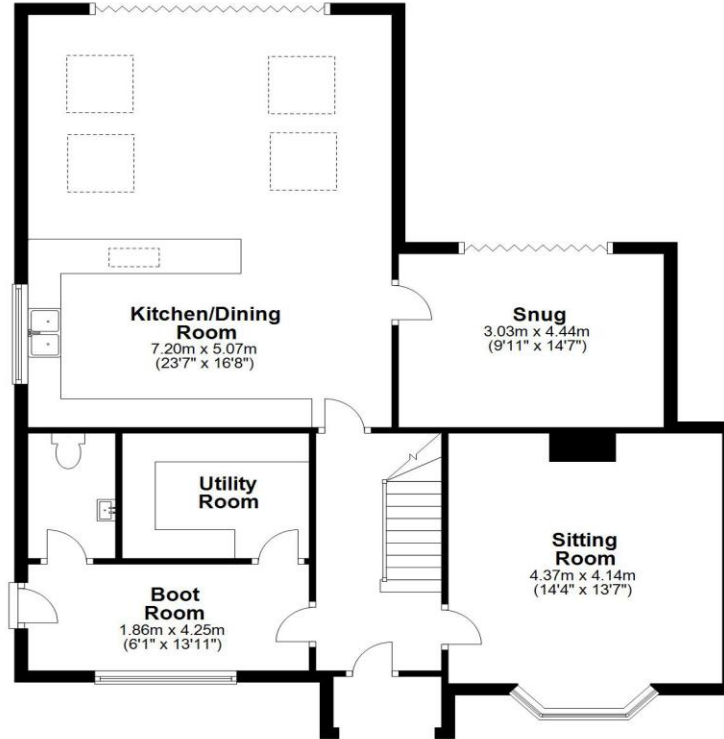
East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. KLS

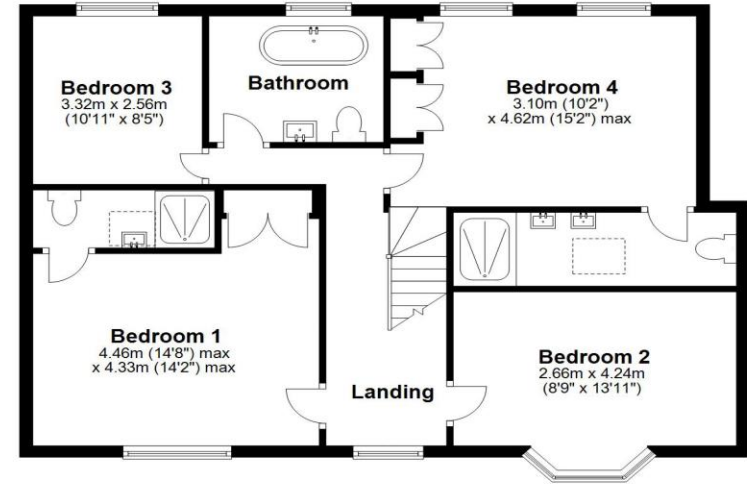




Ground Floor
Approx. 141.1 sq. metres (1518.3 sq. feet)



First Floor
Approx. 82.4 sq. metres (886.8 sq. feet)



Total area: approx. 223.4 sq. metres (2405.1 sq. feet)

pocock & shaw
Residential sales, lettings & management

59 High Street, Burwell, Cambridgeshire
Tel: 01638 668 284
Email: burwell@pocock.co.uk www.pocock.co.uk

An independent firm with five local offices and London marketing via the Mayfair Office

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested