



Orchard Barn House, Park Lane, Dry Drayton,  
Cambridge, CB23 8DB

**Guide price £925,000**



# Orchard Barn House Park Lane

Dry Drayton, CB23 8DB

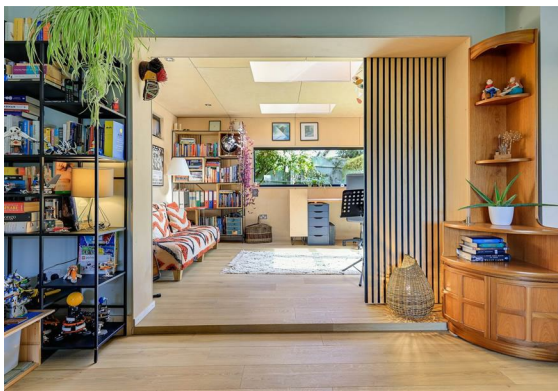
- 5 bedroom family home
- Refitted throughout
- Spacious, extended accommodation
- Great location

An extended, 5-bedroom detached family home of over 2150 sq. ft, in a peaceful, popular location, and less than 10 minutes from Cambridge.

This fabulous family home has extensive ground-floor accommodation with a wonderful open-plan feel, five bedrooms and two en-suites, so it is perfect for large families.

The main living area has been extended and altered to create an open-plan space, and there is a large brick fireplace with a woodburner, and a large window overlooking the front garden that creates a lovely light environment. The dining area has doors to the rear garden and leads to the kitchen/breakfast area, which has been re-fitted with attractive timber-fronted units in a natural finish. There are quartz work surfaces, an induction hob with down-draft extraction, an oven, dishwasher, and fridge freezer.

Sliding doors from the living area





lead to the garden room extension, which has a corner window, roof lights and doors to the garden. It is finished in natural timber and has wood flooring with underfloor heating.

There is a study and family room, which offers flexible space for home working. A utility room and cloakroom with WC, and a galleried entrance hall complete the ground floor.

Upstairs is equally spacious and well-planned with five good-sized bedrooms, which include a main room with a built-in storage cupboard, and a refitted ensuite bathroom with a freestanding bath, separate shower, basin, towel rail and WC. The second bedroom also has a refitted en-suite bathroom with a shower over the bath and a towel rail. There are three further bedrooms, which are all an excellent size, and the family shower room has also been refitted.

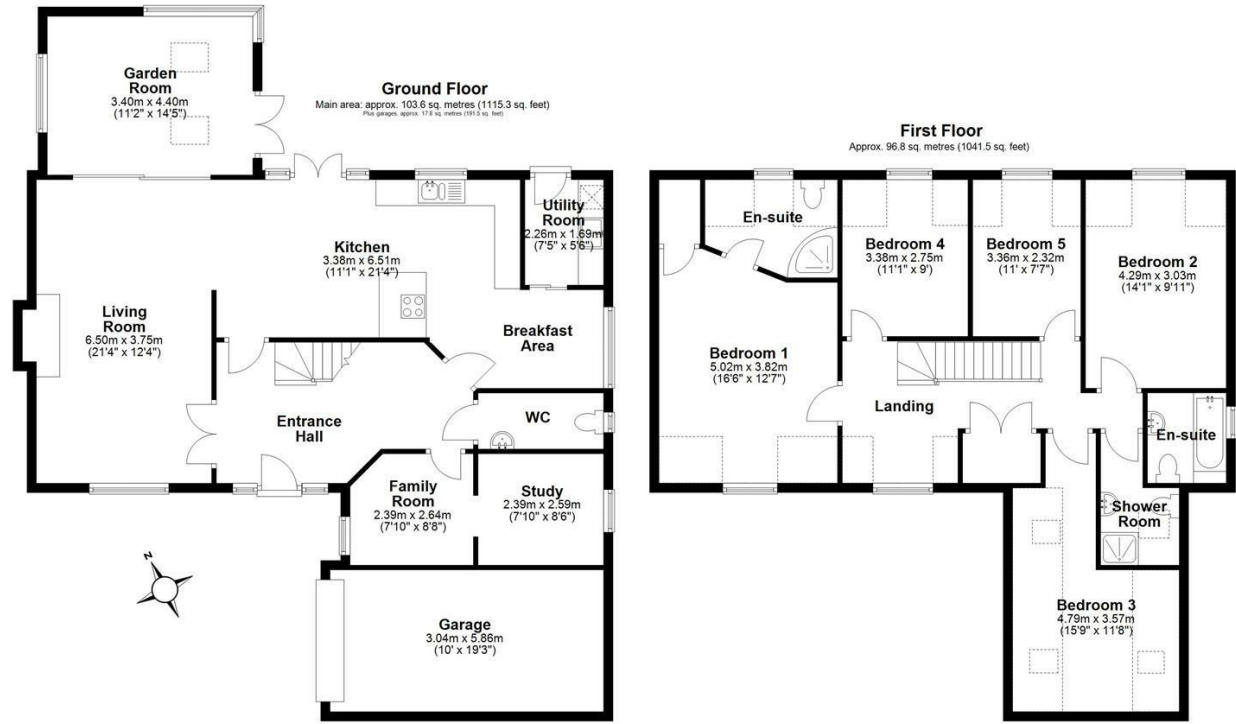


The house has stylish finishes throughout, gas central heating, recent double glazing, and a burglar alarm.

Outside, there is a cottage-style front garden which is well-stocked and mature. There is a garage which has a door into the house and an EV charging point. Side access leads to the rear garden, which is mainly lawn and enclosed by fencing. There is a patio adjoining the rear of the house and a timber decked seating area at the end of the garden.

What3words: ///rationing.piston.tolls

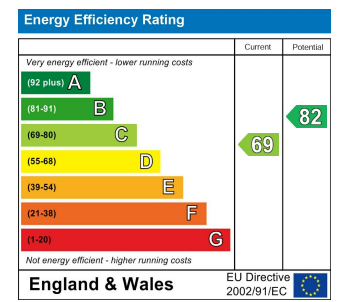




Main area: Approx. 200.4 sq. metres (2156.8 sq. feet)  
Plus garages, approx. 17.8 sq. metres (191.5 sq. feet)



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: F

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

Waterbeach  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com