



Sherman Oaks

Park Lane, Dry Drayton, Cambridge

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully appointed four-bedroom detached family home, in a peaceful setting in the village of Dry Drayton

An impressive detached family home with attractive living accommodation, set in a peaceful village-edge location overlooking beautiful Cambridgeshire countryside, just five miles from Cambridge city centre. The property features airy, flexible living with understated décor, while outside there are splendid gardens and a large outbuilding, which could be used as a studio or an annexe.



5 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE LOCATION



2,394 SQ FT



**GUIDE PRICE
£950,000**

The property

Sherman Oaks is a beautifully presented detached family home that provides light and airy accommodation with understated contemporary styling and attractive fittings throughout.

There are five distinct reception rooms or areas on the ground floor, providing a flexible layout with plenty of space in which to relax or entertain. The drawing room measures 23ft, with a window to the front and French doors opening onto the rear garden. It features wooden flooring and a brick-built fireplace fitted with a logburner. The family room is another well-presented formal reception space, with two large front-facing windows that welcome plenty of natural light. There is also a study for private home working and towards the rear, a central snug or sitting area and a conservatory-style dining room with panoramic windows and French doors opening onto the garden. Adjoining the dining room, the kitchen features bespoke wooden units, a split butler sink and integrated appliances, with the utility room offering further space for home storage and appliances.

Upstairs, the landing leads to four double bedrooms, including a generous principal bedroom with French doors opening onto a sunny southeast-facing balcony overlooking the rear garden. The principal bedroom also features extensive built-in storage and an en suite shower room. The three additional bedrooms are all similarly sized doubles, with two benefitting from built-in storage. The first floor also has a family bathroom with an over-bath shower.



Outside

At the front of the property there is an in/out driveway, which wraps around a central area of garden with a lawn and a bed with various established shrubs and flowering perennials. A gate at the side leads to the garage at the rear, which provides further parking or space for home storage. The rear garden benefits from a sunny southeast-facing aspect and includes a spacious patio area for al fresco dining, partially shaded by a wooden pergola. There is also a lawn bordered by mature shrubs and hedgerows, with a winding pathway leading to the end of the plot, where a versatile barn is situated.

Location

The property is in a rural position on the edge of the small village of Dry Drayton, just four miles northwest of Cambridge, and surrounded by beautiful rolling countryside. The village has several amenities, including a local pub, a village hall, and a primary school, while there is a large supermarket and several other amenities at the nearby village of Bar Hill. Historic Cambridge city centre is within easy reach,

offering superb shopping, leisure, and cultural facilities, along with a selection of excellent schools. Cambridge mainline station provides a fast and efficient service to London King's Cross (53 minutes), while the M11 is just two and a half miles away.



Distances

- Bar Hill 2.8 miles
- Histon 4.2 miles
- Longstanton 4.3 miles
- Cambridge city centre 5.0 miles

Nearby Stations

- Cambridge

Key Locations

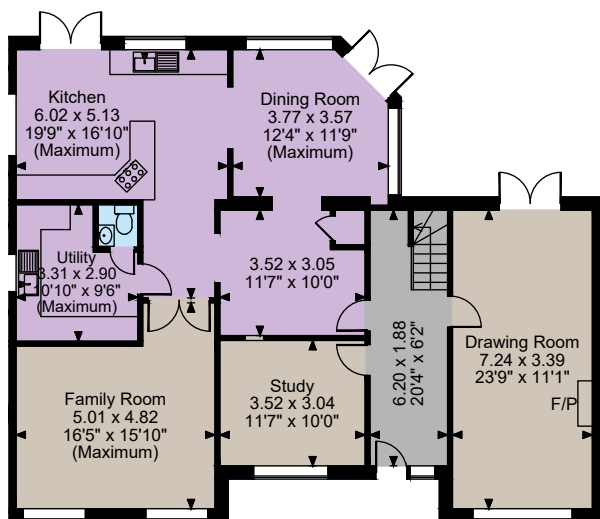
- Bourn Windmill (Dating back to the 17th century)
- Bourn Golf and Leisure
- Linton Zoo Conservation Park
- Bury Lane Fun Barn
- Cambridge Ice Arena
- Waterbeach Military Heritage Museum
- The Farmland Museum and Denny Abbey
- RSPB Fen Drayton Lakes
- Coton Countryside Reserve
- Great Chishill Windmill
- Cambridge Distillery

- Milton Country Park
- Hinxton Watermill
- Shepreth Wildlife Park
- Imperial War Museum Duxford

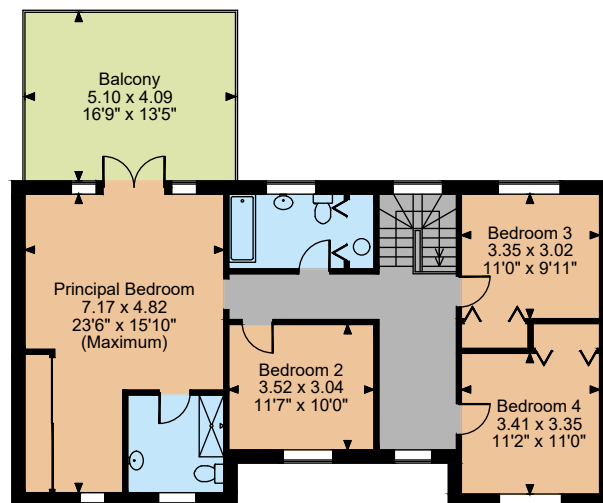
Nearby Schools

- Dry Drayton C of E Primary School
- King's College School
- The Perse School
- St. John's College School
- Stephen Perse Foundation
- Sawston Village College
- The Bellbird Primary School
- Stapleford Community Primary School
- Babraham CofE (VC) Primary School
- Trumpington Park Primary School
- Cambridge Academy for Science and Technology
- Cambridge International
- Trumpington Community College
- St. Faith's

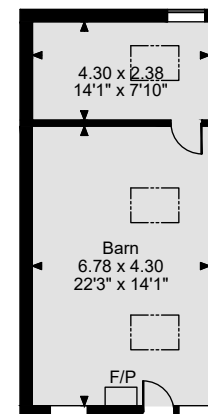
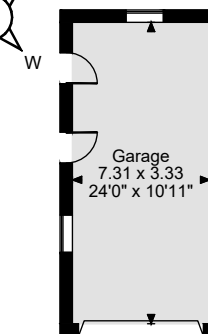




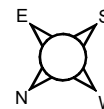
Ground Floor



First Floor



Outbuilding



The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 2,394 sq ft (222 sq m)

For identification purposes only.

Directions

CB23 8DB

what3words: ///dwelled.cherubs.music - brings you to the driveway

General

Local Authority: South Cambridgeshire

Services: Mains gas, electricity, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

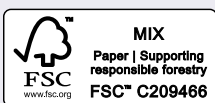
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