

Burton End
West Wickham



Strutt
& Parker

Land and property. Since 1885.

A versatile detached family home offering substantial accommodation, including a self-contained two-bedroom annexe and a garage, set within generous gardens in a desirable Cambridgeshire village.

Lanyards is an impressive detached residence providing bright and expansive accommodation, well suited to modern family life and multi-generational living via an attached annexe.

A welcoming and generous entrance hall, with practical tiled flooring, leads to the principal reception rooms. The sitting room is a particular feature, with a vaulted ceiling, exposed timber beams, stone fireplace and a full-height gable window allowing for excellent natural light. Further reception space includes a formal dining room and a separate drawing room, the latter with sliding doors opening onto the rear garden, providing flexibility for both everyday living and entertaining. The kitchen/breakfast room is well appointed, fitted with a central island, double oven and integrated appliances, and is complemented by a large adjoining utility room. The kitchen also benefits from double doors opening onto the rear garden. A study and cloakroom complete the ground floor. Further ground floor accommodation within the attached annexe includes a kitchen/breakfast room, wet room two double bedrooms and a separate wc.

On the first floor, a spacious landing provides additional study space. There are four well-presented bedrooms, including a generous principal bedroom with built-in wardrobes and an en suite bathroom. The remaining bedrooms are served by a family bathroom. The self-contained annexe offers versatile independent accommodation, comprising a kitchen/breakfast room with vaulted ceilings and exposed beams, a wet room and two bedrooms, one of which could be used as a reception room if required.



The property occupies grounds of 0.6 acres and is set back from the road and approached via a large driveway providing ample parking and access to the garage. The rear gardens are well maintained and predominantly laid to lawn, bordered by mature hedging and trees. A stone terrace adjoins the house, providing space for outdoor dining, while additional features include a vegetable garden with raised beds, a greenhouse and a timber shed.

The property lies in a pleasant position in Burton End, on the edge of the well-regarded village of West Wickham, surrounded by attractive Cambridgeshire countryside. West Wickham offers a Parish Church, Village Hall with recreation ground and an active local community. The neighbouring village of Balsham offers a range of local amenities including a public house and primary school, while more extensive facilities are available in the nearby city of Cambridge, approximately 12 miles to the north-west, providing a comprehensive selection of shops, supermarkets, restaurants and cultural amenities. The area is well regarded for its schooling, with a number of highly regarded independent schools nearby including The Perse School, The Leys School and St Mary's School in Cambridge, together with a selection of well-regarded state schools. Communications are convenient, with rail services from nearby Whittlesford Parkway and Great Chesterford providing regular connections to London Liverpool Street and Cambridge, while the M11 offers access to London, Stansted Airport and the wider motorway network.

Postcode region: CB21

General

Local Authority: South Cambridgeshire
 Services: Mains gas, water and drainage
 Council Tax: Band G
 EPC Rating: C
 Mobile Coverage/Broadband: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

3675 sq ft (341 sq m)

Annexe accomodation

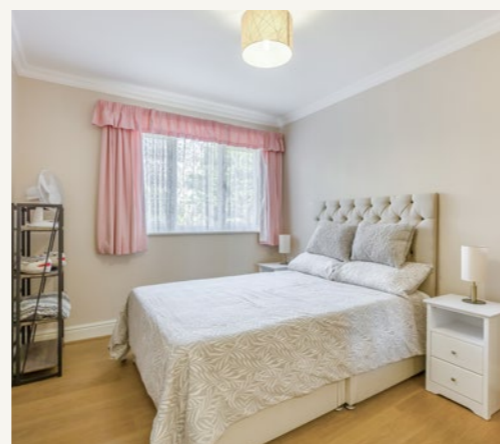
0.6 acre grounds

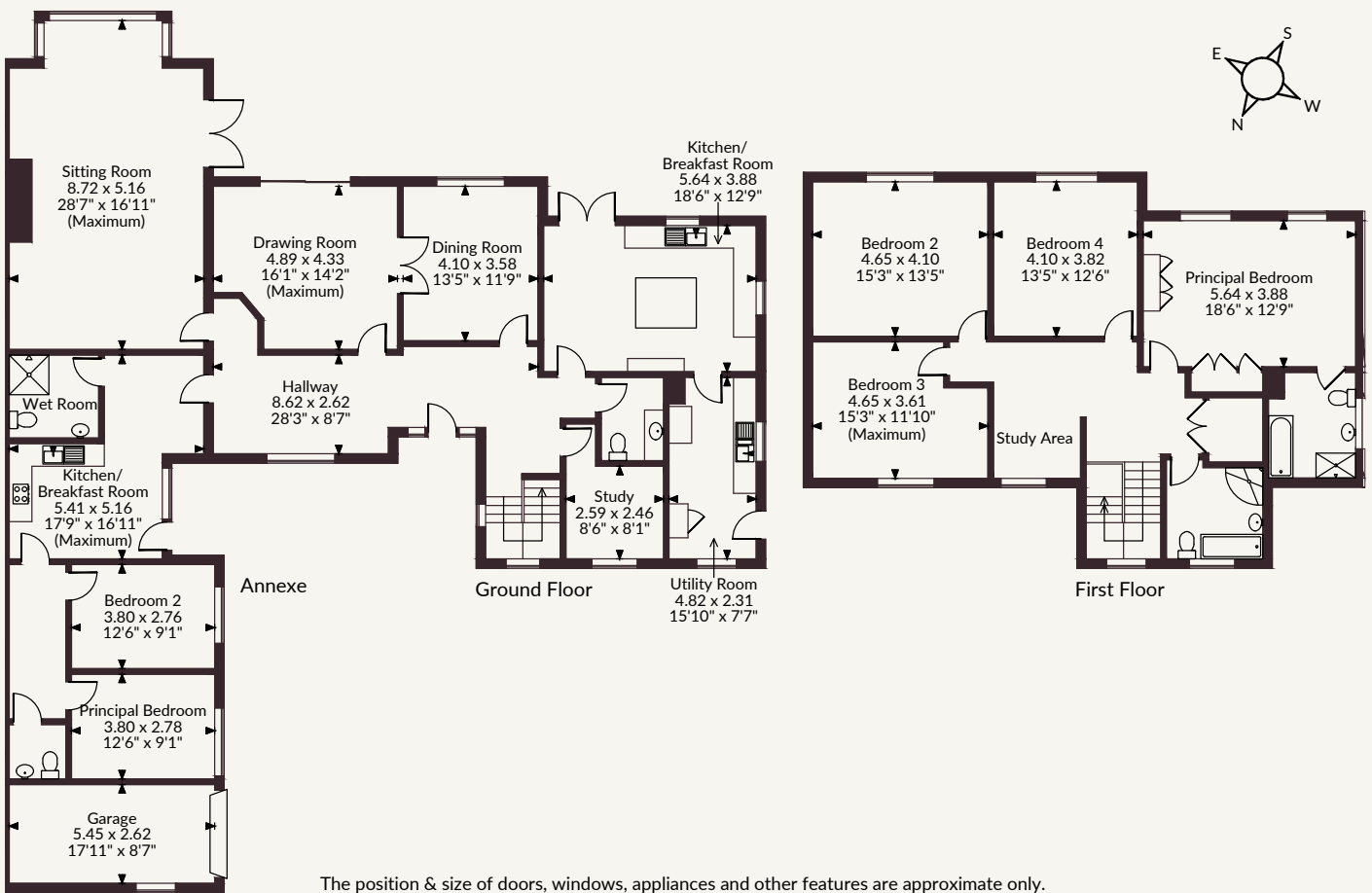
6 bedrooms

4 bathrooms

Freehold | Village

Guide price £1,150,000





The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8687221/JRV

Strutt & Parker Cambridge

Brooklands, Cambridge CB2 8EE

+44 (0) 1223 459500 | Cambridge@struttandparker.com



@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photography taken April 2026. Particulars prepared April 2026.

Strutt & Parker

Land and property. Since 1885.