



Silver Street Burwell Cambridgeshire

Pocock + Shaw

116a Silver Street  
Burwell  
Cambridgeshire  
CB25 0EF

An exceptional opportunity with this outstanding six bedroom detached executive residence, boasting sumptuous proportions and an impressive three-floor layout. The property exudes luxury and elegance, offering a distinctive living experience for discerning individuals seeking an unparalleled dwelling.

Guide Price £1,185,000



Burwell is situated in pleasant countryside approximately eleven miles northeast 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 region's traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and Kings Cross Stations.

Nestled at the head of a small select courtyard arrangement of similar properties, the residence enjoys an exclusive setting that epitomises luxury living offering an unmatched living experience, accentuated by its remarkable features, luxurious ambiance, and sought-after location. With its exceptional design and meticulous attention to detail, this residence stands as a paragon of modern extravagance, destined to captivate the most discerning individuals seeking a distinguished lifestyle.

Ideally situated in this vibrant and well served village, this remarkable residence benefits from a prime location that seamlessly combines tranquility with accessibility. Residents can relish the serene surroundings while being in close proximity to essential amenities, reputable schools, and convenient transport links. The residence is characterised by its expansive and well-planned layout, ensuring a spacious and airy ambiance throughout.

This prestigious home features a magnificent kitchen and family room at its heart, tastefully appointed and integrated to create a harmonious space for both culinary pursuits and relaxation. A separate dining room, previously used as the formal sitting room, is perfect for formal entertaining or intimate family meals, the separate dining room offers a refined setting with a touch of sophistication. Upstairs, six generously proportioned bedrooms, each designed to provide comfort, privacy, and ample space for personalization, two superbly appointed ensembles and two stunning separate bathrooms.

Benefitting from a gas fired central heating system, double glazed windows and doors, in detail the accommodation comprises:-

## Ground Floor

### Entrance Hall

An inviting space with an oak entrance door, two windows to front, alarm control panel, recessed spotlights, stairs rising to first floor, door to understairs storage cupboard, radiator, laminate flooring, smoke detector, double doors to:

### Kitchen/Dining Room 7.53m (24'8") x 5.90m (19'4")

A stunning light-filled open plan room equipped with the latest culinary conveniences, fitted with a matching range of base and eye level units, crafted oak insets, with Silestone & Granite worktop space over, an impressive inset, twin butler style sink unit with swan neck mixer tap, tiled surround, integrated dishwasher, concealed under-unit and over-unit lights, integrated fridge and freezer, AGA with extractor above, with a window to rear aspect, window to side, tiled flooring, coving to ceiling with pendant lights, open plan to:

### Family Room/Snug 5.70m (18'9") x 5.61m (18'5")

Two windows to rear, window to side, fireplace, two double radiators, laminate flooring, coving to ceiling with recessed spotlights, open plan, double door, door to:

### Formal Dining Room 5.90m (19'4") x 5.18m (17')

With a window to front and side aspects, feature fireplace set in ornate surround, fitted carpet, three wall lights, coving to ceiling, recessed spotlights, feature electric fire set in ornate surround, radiator.

### Study 3.63m (11'11") x 2.94m (9'8") into alcove

Bay window to front aspect, ceiling height double door storage cupboard, fitted carpet, recessed spotlights, radiator.

### Utility Room 3.15m (10'4") x 1.97m (6'6") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap 1+1/4 bowl with swan neck taps and tiled surround, tiled flooring with recessed spotlights, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, door to side.



### First Floor Landing

Stairs rising from the ground floor, radiator, fitted carpet, stairs rising to second floor, storage cupboard.

### Family Bathroom

Fitted with four piece suite comprising bath with mixer tap, tiled double shower enclosure, shower above, matching shower base, folding glass screen, vanity wash hand basin in vanity unit with storage under, mixer taps, tiled surround, mirrored wall mounted cabinet, matching wall mounted storage unit, extractor fan, tiled surround, window to side aspect, heated towel rail, radiator, laminate flooring, recessed spotlights.

### Bedroom 5.90m (19'4") x 3.87m (12'8")

With two windows to rear aspect, radiator, fitted carpet, access to loft space.

### Bedroom 4.83m (15'10") x 3.90m (12'10")

With a window to rear aspect, two double door fitted wardrobe, pendant ceiling light, fitted carpet.

### Bedroom 4.85m (15'11") x 3.90m (12'10")

With two windows to front aspect, two double door fitted wardrobe, fitted carpet, recessed spotlights, door to:

### Dressing Room 2.75m (9') x 1.80m (5'11")

With a window to side, radiator, coving to ceiling, recessed spotlights, open plan, door to generous walk in fitted wardrobe.

### Master Bedroom 5.89m (19'4") x 4.17m (13'8")

With a window to front aspect, feature fireplace, radiator, coving to ceiling, recessed spotlights, fitted carpet, door to:

### En-suite Shower Room

Fitted with three piece suite comprising recessed tiled double shower enclosure, seating ledge, shower above, matching shower base and glass screen, vanity wash hand basin in vanity unit with storage, mixer tap, fully tiled surround, mirror and shaver light, low level WC, window to side, radiator, heated towel rail, recessed spotlights.

### Second Floor Landing

Stairs rising from first floor, fitted carpet, doors to:

### Bath & Shower Room

Fitted with five piece suite comprising large tiled double shower enclosure with shower above, matching shower base and glass screen, twin vanity wash hand basin in vanity unit with storage under, mixer taps, tiled surround, low-level WC, extractor fan, mirrored cabinet, heated towel rail, radiator, tiled flooring, recessed spotlights, velux skylight.

### Bedroom 6.96m (22'10") max x 4.61m (15'1")

Three velux skylight windows, two radiators, fitted carpet, two pendant ceiling lights.

### Bedroom 5.90m (19'4") x 2.50m (8'2")

Two velux skylights, large fitted sliding door wardrobes, fitted carpet, pendant lights, radiator.

### Double Garage

Detached double garage with side pedestrian door, power and light connected, part boarded roof storage area, window to side, two up and over garage doors.

### Outside

Approached via a wide sweeping paved driveway to the front, leading to the detached double garage with ample off road parking for vehicles, a pathway leading to the front door, and to each side of the property via wooden gates, leading to the rear garden area. The front garden is laid mainly to shingle, with an attractive array of plants and herbs, and a seating area, exterior wall mounted and solar light fittings. Enclosed landscaped rear garden planted with a wide variety of plants, well stocked shrub borders, ornamental trees, fully enclosed by timber panelled fencing to rear and sides, laid mainly to lawn, steps to sunken flagstone paved sun patio with seating area, brick retaining wall, a covered gazebo barbecue area, delightful timber 'Gin Palace' summerhouse with additional patio area, external garden tap, exterior lighting.

### Tenure

The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected. The property is not in an conservation area. The property is in a low flood risk area.



**Council Tax Band: G**  
East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. KS





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

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