



Mill View House, Burwell

Pocock + Shaw

Mill View House  
16 Mill Lane  
Burwell  
Cambridgeshire, CB25 0HJ

An extraordinary and commanding architect-designed detached house, exceeding 2500 sq ft, overlooking the historic "Stevens' " windmill within a delightful non estate conservation area.

Built to the owners exacting standards the house features a breathtaking part vaulted reception room, exceptional kitchen/dining room, inspirationally landscaped garden offering privacy and tranquil seclusion and potential for multi-generational living. NO CHAIN

Guide Price £900,000



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 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 King Cross Stations.

Mill Lane is one of Burwell's most sought after roads, situated close to many of the village amenities. Mill View House is understood to have been built in 2015 and is designed over two floors where open plan living meets luxury, sophistication and comfort to create an inviting and effortlessly elegant home.

On entering this exceptional home you are greeted by a part vaulted reception room, used as a summer sitting room, with a vista through to the beautiful landscaped gardens. There is a staircase to the right, made from American Ash, taking you to a galleried landing and then to the five bedrooms, family bathroom and two en suites.

The Kitchen is about 30ft in length, fitted with high quality German units, grouped around a large island and finished with polished Granite worktops. For the chef of the family there is a induction hob, two brand new conventional ovens, a combination microwave and warming drawer. At the other end of the house is a second sitting room, cosier by nature, the home office, utility room and a cloakroom. Its this end of the house that could be adapted to provide potential annex accommodation (stc).

The ground floor accommodation is all heated via underfloor heating, assisted by the electric fireplaces and the first floor is heated by radiators.

The gardens are a real delight, designed for maximum interest yet minimum up keep. It is divided into zones, edged and made private by the Hornbeam Pleached trees. Central to the design is the pond with a Blade waterfall feature and home to a number of Koi Carp. To one side is a raised decked sitting area and entertaining space. At the other end of the garden is a lawned area and covered patio, perfect for days when the weather just can't make up its mind. To the front there are parking spaces for about several cars, and a large single garage.

### Ground Floor

**Reception Room** 6.96m (22'10") max x 5.63m (18'6")  
A fabulous room with an entrance door, part vaulted ceiling, French doors to the garden, staircase to the first floor made from American Ash and glass balustrade, feature electric fire fireplace, two built in cupboards (one housing the underfloor heating manifold), recessed ceiling spot lights, tiled flooring, windows with "Perfect Fit" integrated blinds.

**Kitchen/Dining Room** 9.31m (30'7") x 3.81m (12'6")  
Fitted with a matching range of German base and eye level units with polished black Granite worktop space over, plinth lighting, Island unit with sink and mixer tap, integrated Siemens dishwasher and plinth lighting, integrated fridge and freezer, wine fridge, two eye level Bosch electric fan assisted oven, built in combination Bosch microwave oven and warming drawer ( installed in 2024), Siemens five ring induction hob with extractor hood over, breakfast bar, dining area to the rear, windows to the front and side, tiled flooring, recessed ceiling spotlights, French doors to the garden with windows either side with "Perfect Fit" integrated blinds. .

**Sitting Room** 5.78m (19') x 4.07m (13'4")  
With French doors to the garden with windows either side with "Perfect Fit" integrated blinds, electric fireplace, Karndean wood effect flooring.

### Cloakroom

Fitted with a two piece suite comprising of a wash hand basin, low-level WC, extractor fan, tiled flooring, recessed ceiling spotlights, window to the side



**Home Office** 3.24m (10'7") x 2.14m (7')  
With a window to the side, built in cupboard, tiled flooring.

**Utility Room** 2.84m (9'4") x 1.51m (4'11")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for a washing machine, space for a tumble dryer, window to the side, tiled flooring.

## First Floor

### Galleried Landing

With glass balustrade, window to rear aspect, recessed ceiling spotlights, access to loft space, large airing cupboard with gas fired boiler and hot water cylinder, automatically controlled skirting board night lighting.

**Bedroom 1** 6.51m (21'4") max x 3.81m (12'6")  
With windows to the front and side, double radiator, range of built in wardrobes.

### En-suite Shower Room

Fitted with a three piece suite comprising of a shower enclosure, wash hand basin with drawers under and mixer tap, low-level WC, extractor fan, window to the side, heated towel rail, tiled flooring, recessed ceiling spotlights.

**Bedroom 2** 5.18m (17') max x 4.07m (13'4")  
With a window to the front and side, double radiator, built in wardrobe.

### En-suite Shower Room

Fitted with a three piece suite comprising of a shower enclosure, wash hand basin with drawers under and mixer tap, low-level WC, extractor fan, tiled surrounds, window to the side, heated towel rail, tiled flooring, recessed ceiling spotlights.

**Bedroom 3** 4.10m (13'5") x 2.68m (8'9")  
With a window to the rear, radiator.

**Bedroom 4** 3.02m (9'11") x 2.78m (9'1")  
With a window to the front, radiator.

**Bedroom 5** 3.02m (9'11") x 2.79m (9'2")  
With a window to the front, radiator.

### Family Bathroom

Fitted with a four piece suite comprising of a bath with shower attachment over, wash hand basin with drawers under, shower enclosure low-level WC, tiled surround, extractor fan, window to the rear, heated towel rail, tiled flooring, recessed ceiling spotlights.

### Outside

The property is set behind a block paved driveway to the front providing off road parking for several vehicles, steps leading down to the covered entrance area with outside lighting and garden tap.

### Large Single Garage

With a window to side, double entrance doors, light and power.

Enclosed landscaped west facing rear garden, edged with Hornbeam Pleach trees, patio areas, covered by the kitchen door with pergola, feature garden pond with a blade waterfall, raised decked area, lawned areas, garden tap, outside lighting, path leading to the front.

### Tenure

The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected.

The property is in a conservation area. The property is in a low flood risk area.

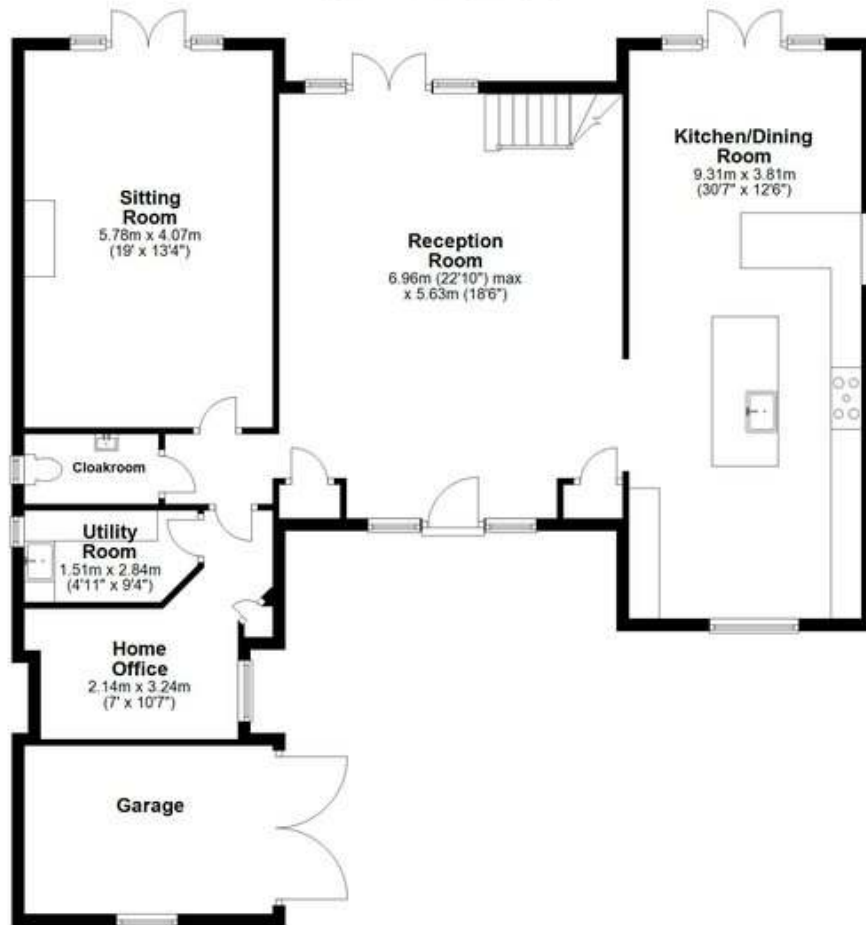
**Council Tax Band:** F East Cambs District Council  
EPC: B

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



### Ground Floor

Approx. 119.4 sq. metres (1284.9 sq. feet)



### First Floor

Approx. 116.3 sq. metres (1251.7 sq. feet)



Total area: approx. 235.7 sq. metres (2536.6 sq. feet)





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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