

# Croyland House

Dry Drayton, Cambridge





A private and highly individual detached family home with an annexe, offering exceptional and versatile accommodation over two floors, enclosed by mature gardens.



5



4



3

### Summary of accommodation

#### Main House

**Ground floor:** Porch | Entrance hall | Cloakroom | Sitting room | Snug | Study | Kitchen/dining room | Utility room

Annexe with en suite

**First floor:** Principal bedroom suite | 4 further bedrooms | Family bathroom | Shower room | Balcony

**Outside:** Double garage | Mature gardens



## Situation

(Distances and times are approximate)

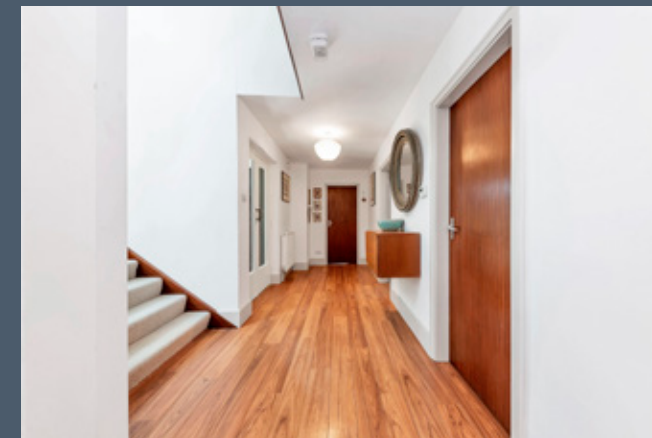


Dry Drayton is a small village located just 5 miles from Cambridge. It offers a local pub, and nearby Madingley is home to a renowned gastropub. The Eddington area, just ten minutes away, provides a supermarket, restaurants, cafes, and the Cambridge University primary school.



The region is known for its excellent educational facilities, including a village primary school and the highly regarded Comberton and Impington Village Colleges. Cambridge's prestigious public schools are also within easy reach.





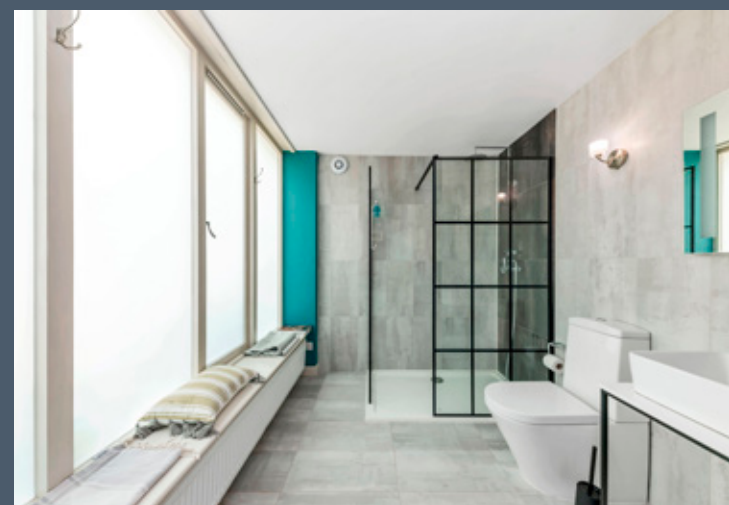
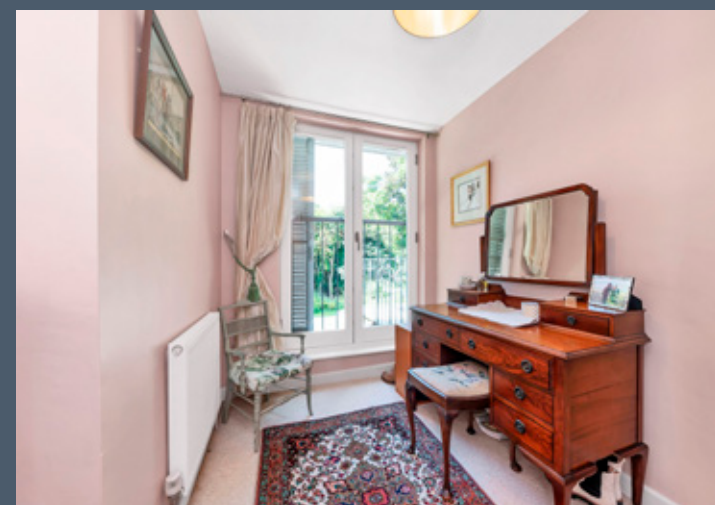
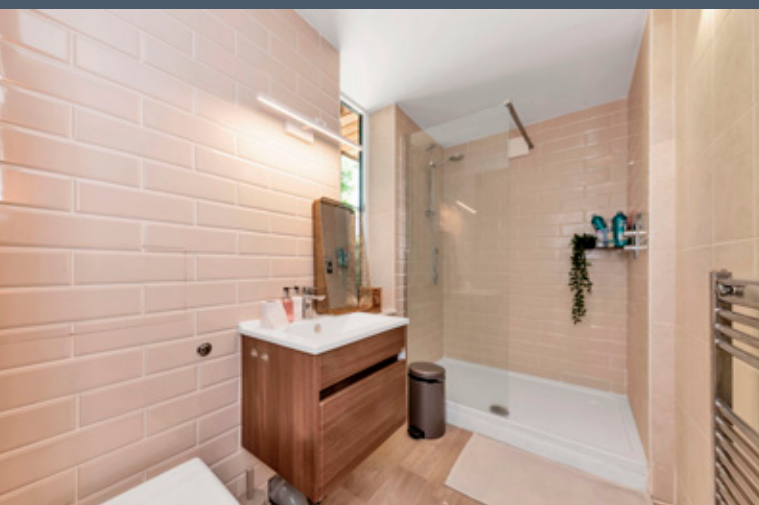
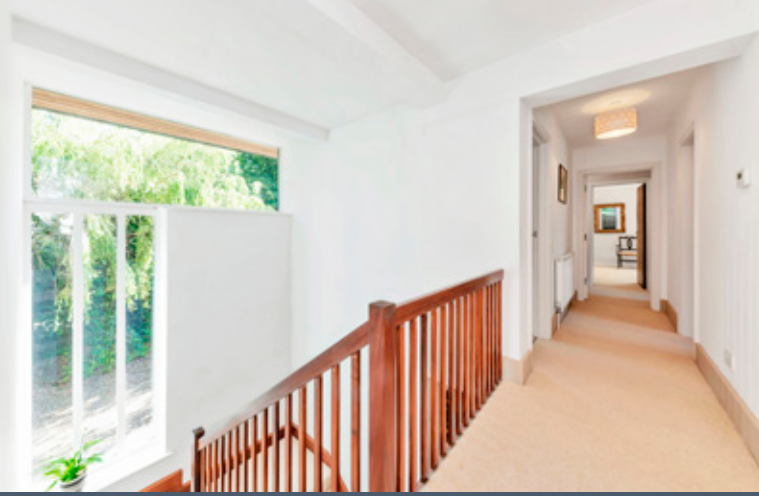
## Croyland House

Croyland House is a generously proportioned, detached family home that seamlessly blends contemporary design with generous indoor and outdoor living areas. The house was remodelled in 2007 by the esteemed architect Ivor Richards, who was celebrated for his modern designs in the city and the West Road Concert Hall.

The light-filled reception hall features floor-to-ceiling windows and an impressive staircase against a double-height glass wall. To the rear of the house is a bright and airy sitting room with wooden flooring, a wood-burning stove, and a wide window that offers views of the garden. Sliding doors lead to the open-plan kitchen/dining area, a large space with wooden flooring, contemporary white units, and dual-aspect windows that flood the room with natural light. With ample room for a large table, the dining area opens on to an outdoor dining space beneath a pergola through sliding glass doors. A comfortable study and adjoining drawing room provide additional versatile spaces for work or relaxation. The home includes a recently updated, expansive utility room with ample storage, direct front and rear garden access, and the self-contained guest annexe. The annexe can be independently accessed via a private rear patio garden and contemporary doors.

The upper-level houses five bedrooms, including a principal bedroom with built-in wardrobes, an en suite shower room and dual-aspect views over the garden. Four additional bedrooms, two of which share a spacious roof terrace, offer ample accommodation. A family bathroom and a recently fitted contemporary shower room are on the landing.





## Outside

A gravel drive leads to the front of the property with a double garage, ample parking, and an electric car charger. The front garden features mature hedges and trees, while the private rear garden comprises a large lawn, several tall trees, a landscaped gravel area, two paved patio spaces, and a 295 sq.ft. roof terrace overlooking the grounds.

## Property Information

**Tenure:** Freehold.

**Services:** Mains gas, electricity, water and drainage

**Local Authority:** South Cambridgeshire  
County Council

**Council Tax:** Band G

**EPC:** C

**Postcode:** CB23 8BU

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



## Approximate Gross Internal Floor Area

Total Area: 307.9 sq.m / 3,314 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
20 Station Road  
Cambridge  
CB1 2JD  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Michael Houlden**  
01223 972910  
[michael.houlden@knightfrank.com](mailto:michael.houlden@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.