

ARDENVALE

BURWELL, CAMBRIDGESHIRE

JACKSON-STOPS

ARDENVALE
8 ANCHOR LANE, BURWELL, CAMBRIDGESHIRE, CB25 0BD

TOTAL APPROX. FLOOR AREA 3,609 SQ FT / 335.3 SQ M (INCLUDING GARAGE)

A SUPERBLY PRESENTED AND DECEPTIVELY SPACIOUS FAMILY HOME IN A DESIRABLE AND QUIET VILLAGE LOCATION WITH A CHARMING ESTABLISHED GARDEN AND DETACHED SINGLE GARAGE



DISTANCE

NEWMARKET 5 MILES
CAMBRIDGE 13 MILES
BURY ST EDMUNDS 19 MILES
LONDON 70 MILES

GROUND FLOOR

- Reception Hall
- Sitting Room
- Play Room/Bedroom 7
- Kitchen/Breakfast Room
- Dining Room
- Snug
- Conservatory
- Utility Room
- Shower Room

FIRST FLOOR

- Landing
- Principal Bedroom with En-Suite Bathroom
- Bedroom 2 with En-Suite Shower Room
- Bedroom 3
- Bedroom 4
- Bedroom 5/Study
- Bedroom 6
- Family Bathroom

OUTSIDE

- Gated Driveway with Parking for Several Vehicles
- Detached Single Garage
- Large Established Garden
- Summer House
- Garden Shed and Potting Shed
- Outside WC
- Access to the River Lode



THE PROPERTY

Ardenvale is a substantial family house with a good sized garden. Built in 1979 and extended further in 2012, this well located property has brick and rendered elevations under a tiled roof. Suitable for multi-generational living, the light and spacious accommodation extends to 3,336 sq ft, with double glazing, gas and oil fired central heating.

The welcoming **reception hall** has a window to the front, stair to the first floor, storage cupboards, alarm system, recessed ceiling downlights and wood floor. The charming **sitting room** has windows to the side, electric fire, air conditioning and heating unit, Trench heating and recessed ceiling downlights. The **playroom** has windows to the side, air conditioning and cupboard housing the gas boiler. The **shower room** has a wash basin with vanity unit below, w/c, walk-in shower cubicle with tiled surround, heated towel rail, recessed ceiling downlights and tiled floor. The well finished **kitchen/breakfast room** has windows to the rear, door to the garden, base and eye level units, quartz worktops with upstands, one and a half bowl sink with drainer, integrated appliances including five ring induction hob with extractor hood above, two ovens and grill, fridge and freezer, dishwasher, storage cupboard with shelving and oil fired boiler, recessed ceiling downlights and tiled floor. The useful **utility room** has a window to the side, door to outside, base and eye level units, worktops with upstands, two bowl stainless steel sink with drainer, space for an upright fridge/freezer, space and plumbing for a washer and dryer, storage cupboard with water softener, recessed ceiling downlights and tiled floor. The spacious **dining room** has windows to the front and recessed ceiling downlights. The **snug** has windows to the rear overlooking the garden. The wonderful **conservatory** has a door to the front and rear to outside, air conditioning and heating unit and stone floor.







The **landing** has a window to the front, two airing cupboards and recessed ceiling downlights. The good sized **principal bedroom** has windows to the side, air conditioning and heating unit, built-in wardrobes and recessed ceiling downlights. The **en-suite bathroom** has a Velux roof light, twin sinks with vanity units below, w/c, bath, walk-in shower cubicle with tiled surround, heated towel rail, recessed ceiling downlights and tiled floor. **Bedroom 2** has a window to the rear, built-in wardrobes and recessed ceiling downlights. The **en-suite shower room** has a Velux roof light, wash basin with vanity unit below, concealed unit w/c, walk-in shower cubicle with tiled surround, heated towel rail, storage cupboards, recessed ceiling downlights and tiled floor. **Bedroom 3** has a window to the rear and built-in wardrobes. **Bedroom 4** has a window to the side, built-in wardrobe and recessed ceiling downlights. **Bedroom 5/study** has a window to the front and recessed ceiling downlights. **Bedroom 6** has a window to the rear, access to the loft space and recessed ceiling downlights. A well finished **family bathroom** serves the rest of the bedrooms.

OUTSIDE

Ardenvale is approached through wooden gates leading to a gravel **driveway** providing **parking** for several vehicles. The detached **single garage** has an up and over door to the front, power and lighting, shelving, storage and water tap. The **front** is partly enclosed by close boarded wooden fencing and a brick wall with flower and shrub beds, matures trees, external power point, lighting and water tap and pedestrian gates to both sides providing access to the garden. The large established **garden** is enclosed by close boarded wooden fencing and hedging and mainly laid to lawn with paved terraces to the side and rear, flower and shrub beds, mature trees, summer house, garden shed and potting shed, pumping station, external power point, lighting and water tap. There is an **outside WC** with a sink and tiled floor. A path to the rear of the sheds provides access to the River Lode.

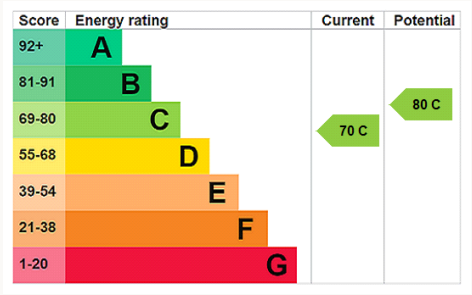






LOCATION

Ardenvale is situated on Anchor Lane in a quiet and secluded, yet accessible part of this popular village, close to the pub and perfectly situated, with convenient access to Newmarket and Cambridge. The sought after village offers excellent local facilities including a small range of local shops, primary school, health centre, sports centre and recreation grounds. The nearby horseracing town of Newmarket offers a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. Burwell is easily commutable to Cambridge with burgeoning high-tech industries, science parks and reputable schools. There is excellent access to the A14 and A11 (M11). Cambridge, Cambridge North Audley End and Whittlesford Parkway offer direct rail lines into London with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes away.









DIRECTIONS CB25 0BD

From the Newmarket Clock Tower head east and follow signs for Burwell, taking the B1103 (Exning Road) towards Exning. Continue along Exning Road, passing through the village of Exning, following signs for Burwell. Stay on this road as it becomes Newmarket Road when entering Burwell. Continue through the village until you reach North Street. Turn left into Anchor Lane. Ardenvale, is located after a short distance on the right hand side.

PROPERTY SERVICES

SERVICES: Mains water, electricity and drainage. Gas and oil fired central heating.

TENURE: The property is freehold with vacant possession on completion.

COUNCIL TAX: Band F
Current annual charge: £3,429.30

LOCAL AUTHORITY: East Cambridgeshire District Council Tel: 01353 665555

BROADBAND SPEED: Ofcom states speed available up to 1,000 mbps

MOBILE SIGNAL/COVERAGE: yes

What3words: /// fetching.evolving.affair

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231

8 Anchor Lane

Approximate Gross Internal Area (Excluding Void) = 309.9 sq m / 3336 sq ft
Garage = 25.4 sq m / 273 sq ft
Total = 335.3 sq m / 3609 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



NEWMARKET

01638 662231
newmarket@jackson-stops.co.uk

jackson-stops.co.uk

OnTheMarket.com
rightmove

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