



Mill Road, Kedington, CB9 7NN

CHEFFINS

Mill Road

Kedington,
CB9 7NN

- Elevated Position
- Stunning Kitchen Open to Dining Room with Vaulted Ceilings
- Four Bedrooms, Ensuite to Master
- Off Road Parking for Several Vehicles
- Office
- Utility Room and WC
- Bi-Fold Doors into the Gardens

Occupying an elevated position in the sought after village of Kedington is a beautiful four bedroom detached cottage, benefitting from many fine features. The property enjoys stunning gardens throughout, a modern kitchen which opens to a bright and airy dining room with vaulted ceilings, office, utility room and off road parking for multiple vehicles. (EPC Rating TBC)

 4  2  3

Guide Price £695,000





LOCATION

Kedington is a conveniently positioned, attractive and well served Suffolk village. The 14th century Grade I Listed Church of St Peter and St Paul betrays the history of the village, but most of the current residential buildings are from the 16th Century onwards. Significant expansion in the twentieth century has brought excellent facilities including a well regarded butchers, general store and further shops. There is a primary school, public house, a recreation ground and public amenity meadows. More comprehensive facilities are available in the nearby town of Haverhill (around 3 miles). Newmarket is approximately 12 miles north, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles) and Cambridge. London Stansted airport is around 30 miles away.

GROUND FLOOR

ENTRANCE HALL

A spacious entrance hall with radiator, stairs to first floor, understairs storage cupboard, doors to:

DINING ROOM

A stunning open plan dining room with part vaulted ceilings, two velux windows, floor to ceiling windows with views overlooking the garden, bi-fold doors to side, feature fireplace, radiator, open to:

KITCHEN

Beautiful light and airy kitchen, fitted with matching base and eye level units with worktop over, centre island with built in storage, integral dishwasher, Rangemaster oven with six ring gas hob and extractor over, space for fridge/freezer, ceramic sink with mixer tap, purified water tap, under sink reverse osmosis water filter, wine fridge, pantry cupboard, radiator, dual aspect windows, open to:

BOOT ROOM/REAR HALL

Storage cupboards housing boiler, water softener, radiator, window to side, door to garden.

LIVING ROOM

Feature fireplace with woodburner, window to side, two radiators, bi-fold doors to garden.

OFFICE

Window to side, radiator, fireplace with bespoke storage either side.

UTILITY ROOM

Plumbing for washing machine, space for tumble dryer, stainless steel sink, window to side, radiator, stable door to garden, door to:

WC

Two piece suite comprising low level wc, pedestal hand wash basin, electric heated towel rail, obscure window, extractor fan.

FIRST FLOOR

LANDING

Two storage cupboards, doors to:

BEDROOM ONE

Generous master suite with fitted wardrobes, window overlooking the meadow, radiator, door to:

ENSUITE

Three piece suite comprising panelled bath with shower over, low level wc, vanity hand wash basin, heated towel rail, window.

BEDROOM TWO

Dual aspect windows, radiator, fitted wardrobes.

BEDROOM THREE

Window, radiator, eaves storage.

BEDROOM FOUR

Window, radiator, storage cupboards.

BATHROOM

Four piece suite comprising freestanding bath, corner shower enclosure, low level wc, vanity hand wash basin, heated towel rail, window.

OUTSIDE

The property enjoys a large patio area for seating with a covered pergola. An additional shingle area provides further space for seating and entertaining. The garden is deceptively spacious with a walkway through to a lawn area which slopes down to the river, with a

variety of apple trees bordering. At the bottom of the garden you will find a decking area adjacent to the river, with steps leading up to the property. There is an additional private area of garden located on leaving the utility room, which is laid to lawn and enclosed by mature shrubs and plants. The outbuilding is currently used for storage with power and lighting connected.

PARKING

Off road parking for several vehicles.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

We have been made aware by the vendor that the property has solar panels, which are owned outright and the property has a sewerage treatment plant in the rear garden which is emptied annually.

Special Notes -

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	81
EU Directive 2002/91/EC		

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Tenure - Freehold

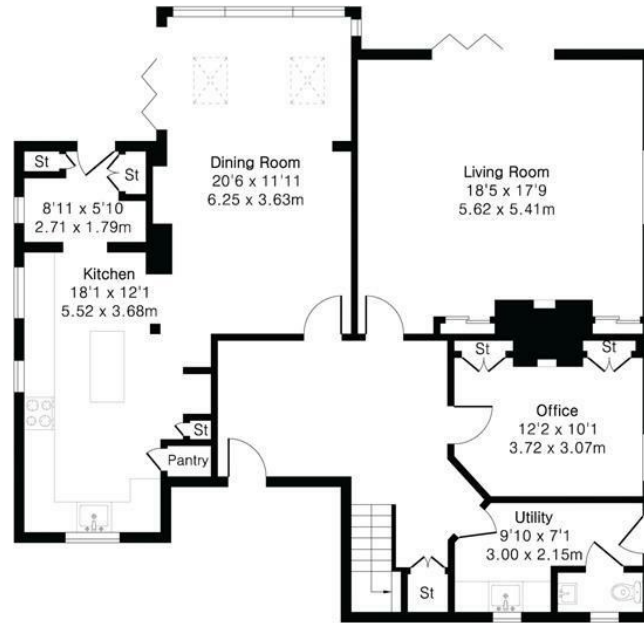
Council Tax Band - F

Local Authority - West Suffolk

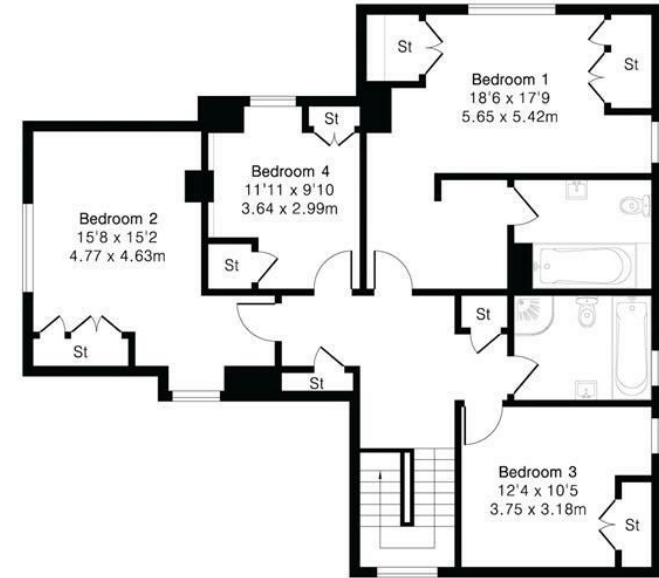
Approximate Gross Internal Area 2282 sq ft - 212 sq m

Ground Floor Area 1254 sq ft - 116 sq m

First Floor Area 1028 sq ft - 96 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

