



High Street, Cambridgeshire, CB8 9TJ

CHEFFINS

High Street

Stetchworth, Cambridgeshire,
CB8 9TJ

- Minimum 6 Month Tenancy
- Utility Room
- Study/Family Room
- Ensuite & Family Bathroom
- 4 Double Bedrooms
- Kitchen/Breakfast Room
- Sitting Room
- Downstairs Cloakroom
- Garage, Gardens & Off Road Parking
- Available January 2026

A quite exceptional family residence offering well proportioned and rather stylish accommodation. The property stands in a prominent position in the heart of this popular and most convenient village within close proximity to the horse racing town of Newmarket and Cambridge. Features include 4 bedrooms, kitchen/breakfast room, utility room and cloakroom. Further benefits include oil fired central heating, garage, gardens and off road parking. EPC: C, Council Tax Band: F

4 2 2

£2,200 PCM





LOCATION

STETCHWORTH is a delightful village set in the rolling countryside about 3 miles south of Newmarket. Local amenities include a National award winning children's day nursery, a public house and walking distance to Kettlefields Primary School. The Ellesmere Centre offers a range of facilities to the community including, post office, shop, all-weather multi-use games area, squash court, tennis court, sports hall, playground and many classes and events for all ages. Nearby Dullingham also boasts a local railway station and the nearby A14 gives good access to the University City of Cambridge, Bury St. Edmunds and London via the A11

COVERED ENTRANCE PORCH

to private timber entrance door with adjoining full height double glazed window panel to:

RECEPTION HALL

double height with galleried landing and solid oak flooring, concealed double panel radiator, staircase to first floor, thermostat control, door to understairs storage cupboard, inset downlighters. Door to:

DOWNSTAIRS CLOAKROOM

with low level w.c. with concealed cistern and dual flush control with adjoining wash hand basin with chrome mixer tap and pop-up waste with cupboards below, part tiling to walls, tiling to flooring, wall mounted chrome heated towel rail/radiator, fitted wall mirror, extractor unit and inset downlighters.

SITTING ROOM

dual aspect room with double glazed windows to front and side aspect, double glazed French doors to rear garden and terrace with full height adjoining double glazed window panels, solid oak flooring, two double panel radiators, range of inset downlighters and particularly attractive cast iron fireplace with marble surround and mantel.

STUDY

to bay with attractive double glazed bay window to front aspect, range of inset downlighters, concealed double panel radiator and range of bespoke fitted shelving with solid oak desk unit below and range of base units, under unit LED lighting and filing drawers.

KITCHEN/BREAKFAST ROOM

kitchen area fitted in a matching range of base and wall units with granite work surface over incorporating inset one and a half bowl drainer sink unit with chrome mixer tap and splashback, integrated appliances include brushed stainless steel Smeg oven with 5 ring electric hob and brushed stainless steel Smeg extractor hood over with inset lighting and tiled splashback. Central island unit with granite work surface area/seating area with range of built-in base units and drawers, integrated Smeg dishwasher, integrated fridge/freezer

units, range of inset downlighters, tiling to floor, glazed windows to rear and side aspect, partly glazed French doors to rear terrace, low level double panelled radiator. Door to:

UTILITY ROOM

with tiling to floor, rolltop work surface area with range of wall units and plumbing for automatic washing machine, space for low level fridge/freezer unit and Grant boiler providing domestic heating and hot water, range of inset downlighters, extractor unit, partly glazed side access door.

ON THE FIRST FLOOR

LANDING

with double glazed windows to front aspect, double panel radiator, access to roof space and range of inset downlighters. Door to airing cupboard housing high pressurized hot water cylinder and fitted linen shelving. Mezzanine style separation, door to:

MASTER BEDROOM

with double glazed window to front aspect, double panel radiator, range of inset downlighters and door to:

ENSUITE BATHROOM

with tiled enclosed bath unit with chrome mixer tap, vanity unit incorporating wash hand basin with chrome mixer tap and pop-up waste with cupboards below and adjoining w.c. with concealed cistern, dual flush control. Fully tiled corner shower cubicle with fitted chrome shower unit, glazed shower door. Part tiling to walls, tiling to floor, frosted and double glazed window to side aspect, range of inset downlighters.

BEDROOM 2

with double glazed windows to front aspect, range of inset downlighters and double panel radiator.

BEDROOM 3

with double glazed window to rear aspect with stunning views to the rear over uninterrupted countryside. Double panel radiator, range of inset downlighters.

BEDROOM 4

with double glazed windows to rear aspect, double panel radiator, range of inset downlighters.

FAMILY BATHROOM

with tiled enclosed bath unit with chrome mixer tap and shower attachment with pop-up waste, folding glazed shower protector, low level w.c. with concealed cistern control, wash hand basin with chrome mixer tap, pop-up waste and cupboards below, full height chrome heated towel rail/radiator, tiling to floor, range of inset downlighters, extractor unit and double glazed windows to rear aspect.

OUTSIDE

The property is set back from the road behind a mature hedge to front boundary with open plan front garden being predominantly laid to lawn and paved pathway to front entrance, extensive block paved off-road parking/driveway which in turn leads to the brick built SINGLE GARAGE 18'8" x 9'1" lighting and electrics, boarded which provides storage space, side timber door, pitched tiled roof, up and over door. Range of security lights and timber side gated access which leads to the rear garden which measures 45ft x 37ft again being predominantly laid to lawn with extensive patio area, additional side timber gate. The oil storage unit is situated to the rear of the garage. Outside tap.

Letting Agents Notes

Deposit - £2538.00

Holding Deposit - £507.00

Square Footage - 1819.1

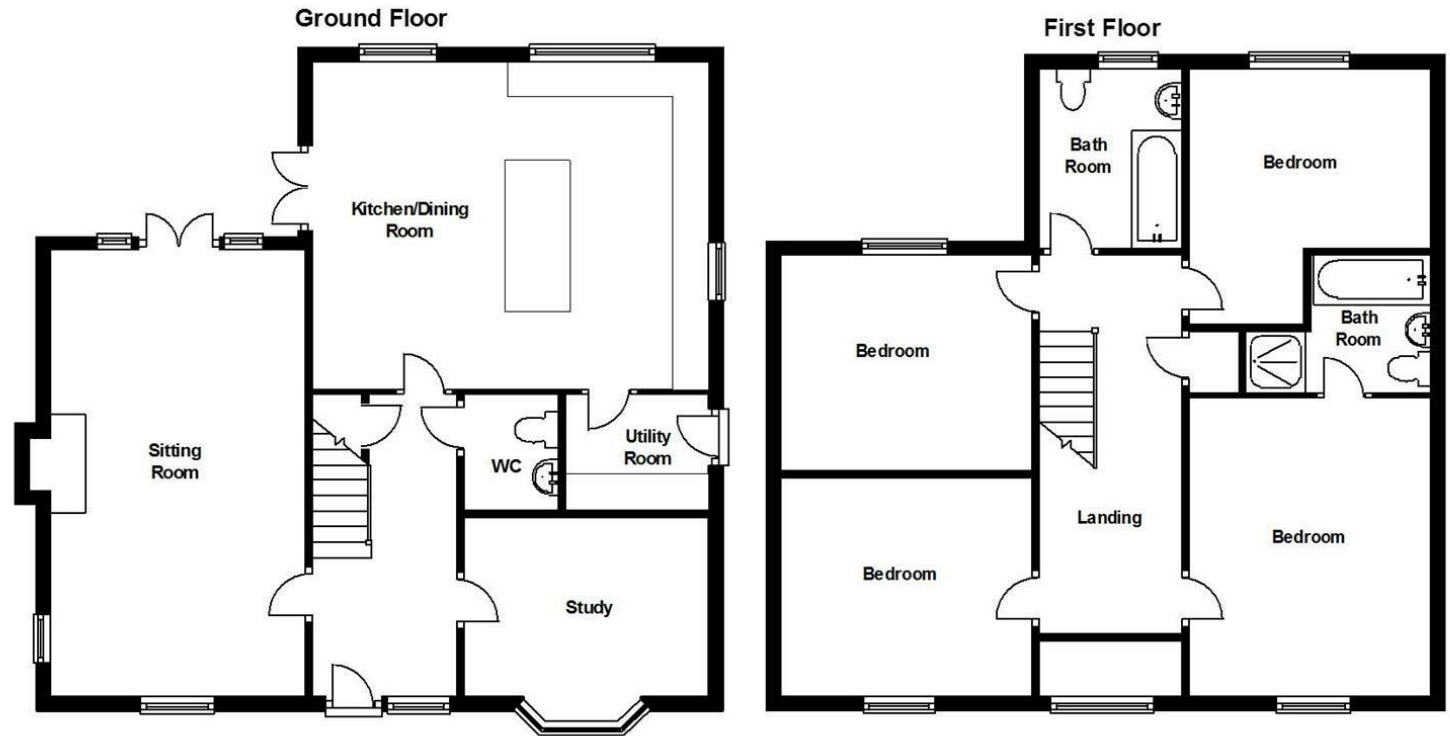


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
England & Wales	EU Directive 2002/91/EC	

£2,200 PCM

Council Tax Band – F

Local Authority – East Cambridgeshire
District Council



Agents note:

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

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