High Street, Cheveley, CB8 9DQ

CHEFFINS

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Offers In Excess Of £1,000,000

- Superb Individual Detached House
- Open Plan Kitchen/Dining/Living Area
- Well Equipped Fitted Kitchen
- 4 Double Bedrooms - 1 Ensuite
- Stables/Store Room
- 1 Bedroom Annex
- Large Garden
- Exceptional Paddock Views

A rare opportunity to acquire an outstanding individual detached house delightfully situated in a sought-after village with stunning views over paddocks and a superb large garden. The property offers exceptional character with a stunning open plan kitchen/dining room and living area, a utility room and shower room and a double aspect sitting room with a fireplace. Additional features include a primary bedroom with an en-suite and a Juliet balcony, a 1 bedroom annex and stables and outside store rooms. Viewing essential.

LOCATION

Cheveley lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service, a primary school, post office & general store.

ENTRANCE HALL
with solid wood entrance door, 2 glazed side screens to the front aspect, tiled flooring with under floor heating, oak staircase leading to the first floor, recessed ceiling spotlights.

SITTING ROOM
21'2" x 13'1"
with an Inglenook fireplace with brick hearth and surround, oak bressumer beam and wood burning stove, under floor heating, recessed ceiling spotlights, 2 windows to the front aspect, 2 windows to the rear.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM
21'2" max m
with a well equipped modern fitted kitchen comprising a centre island with 3 bowl ceramic sink and drainer with mixer tap, marble worktops and upstands, breakfast bar with built-in cupboard storage, range of fitted base and wall mounted units with sliding basket storage, electric fired AGA range, space for freestanding American style fridge/freezer, integrated dishwasher, tiled flooring with under floor heating, recessed ceiling spotlights, 2 windows to the front aspect, further window to the side, bi-folding doors overlooking to the rear garden.

STUDY
8'9" x 6'10"
with a range of fitted cupboards, tiled flooring with under floor heating, recessed ceiling spotlights, window to the rear aspect.

UTILITY ROOM
9'10" x 7'8"
with a 1.5 bowl ceramic sink and drainer with mixer tap, worktops and upstands, fitted base cupboards, space and plumbing for washing machine, tiled flooring with under floor heating, space for tumble dryer, recessed ceiling spotlights, window to the front aspect and door to the side.

SHOWER ROOM/CLOAKROOM
with a tiled shower cubicle, pedestal hand basin, concealed cistern low level WC, tiled flooring with under floor heating, part tiled walls, extractor fan, recessed ceiling spotlights, window to the side aspect.

FIRST FLOOR

GALLERIED LANDING
with recessed ceiling spotlights, 2 Velux windows to the front aspect and a further 2 to the rear.

PRIMARY BEDROOM
19'3" max
with recessed ceiling spotlights, radiator, bi-folding doors overlooking the rear garden.

ENSUITE SHOWER ROOM
with a tiled shower cubicle, pedestal hand basin, concealed cistern low level WC, walls tiled half height, tiled flooring, recessed ceiling spotlights, extractor fan.

BEDROOM 2
15'2" max x 13'1"
with recessed ceiling spotlights, radiator, window to the rear aspect.

BEDROOM 3
15'1" max x 10'7"
with recessed ceiling spotlights, radiator, window to the rear aspect.

BEDROOM 4
13'1" x 9'7"
with recessed ceiling spotlights, radiator, window to the front aspect.

FAMILY BATHROOM
with a bath with mixer tap and shower attachment, tiled shower cubicle, pedestal hand basin, concealed cistern low level WC, walls tiled half height, tiled flooring, recessed ceiling spotlights, heated towel rail, extractor fan, Velux window to the rear aspect.

OUTSIDE
The property stands in a delightful setting with a long shingled private driveway leading to a large gravelled parking area with a pair of wooden entrance gates.

DOUBLE GARAGE
20'2" x 17'7"
with light and power, currently used as a storage area and presently not accessible by a vehicle.

ANNEXE ACCOMODATION
(over the garage) approached via a side entrance door.

HALLWAY
with stairs leading to the first floor, under stair storage cupboard.

SHOWER ROOM/ WC
with a tiled shower cubicle, pedestal hand basin, concealed cistern low level WC, walls tiled half height, tiled flooring, recessed ceiling spotlights, window to the rear aspect.

FIRST FLOOR LANDING
with built-in cupboards, recessed ceiling spotlights, window to the side aspect.

BEDROOM
18'1" x 12'11"
with sloping ceilings, recessed ceiling spotlights, 2 radiators, 2 velux windows to the front aspect.

OUTSIDE
To the front side and rear of the property are attractive gardens, laid to lawn with paved patio areas, outside lights and outside tap, post and rail fencing to the rear with delightful uninterrupted views to the rear over paddocks.

Timber STABLES, store shed and dog kennel.

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

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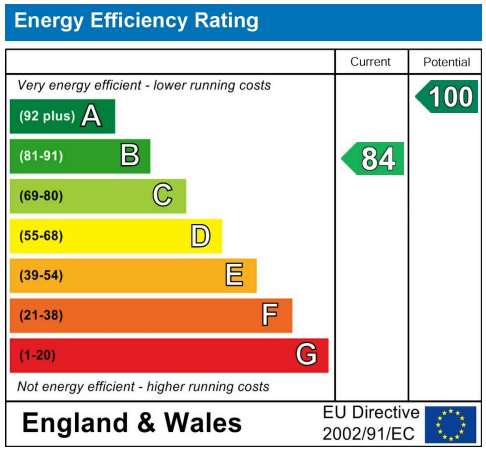

Offers In Excess Of £1,000,000
Tenure - Freehold
Council Tax Band - G
Local Authority - East Cambridgeshire District Council

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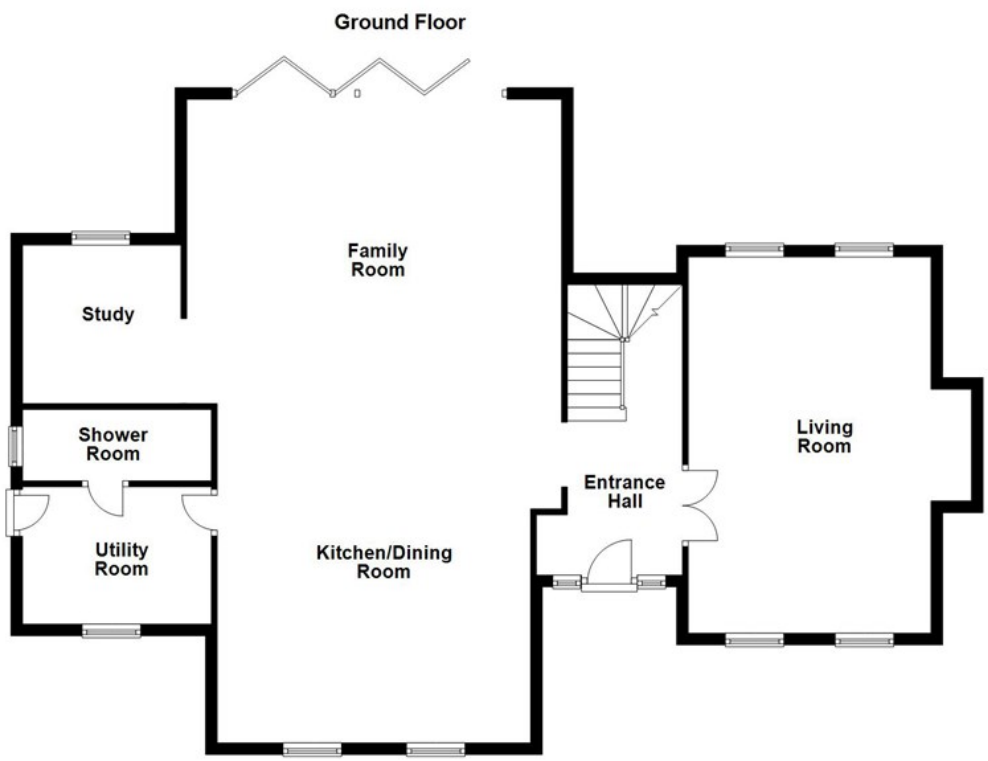
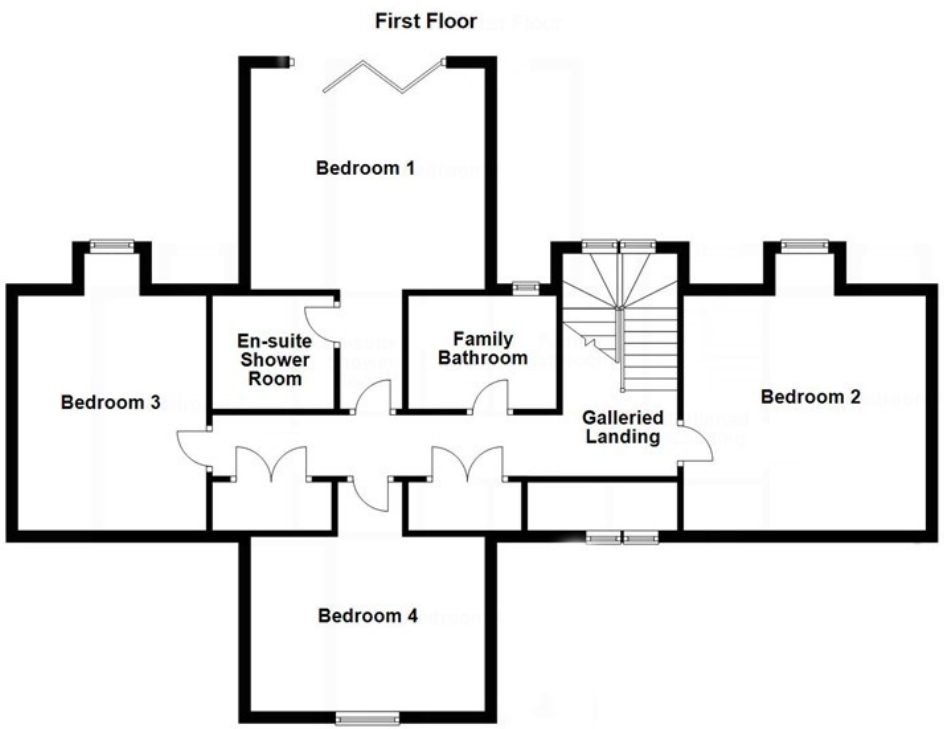
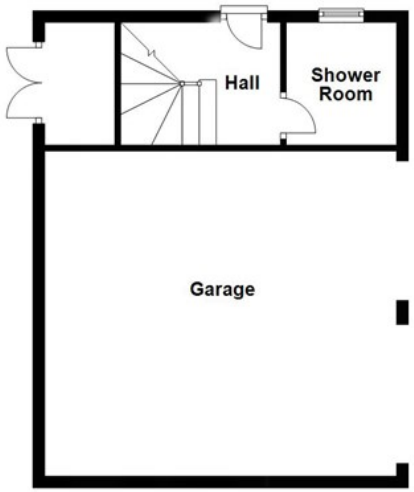
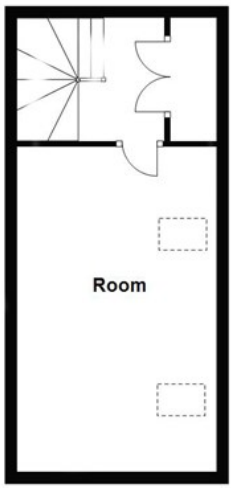

Ground Floor
Family Room
Study
Shower Room
Utility Room
Kitchen/Dining Room
Entrance Hall
Living Room


First Floor
Bedroom 1
Bedroom 3
En-suite Shower Room
Family Bathroom
Galleried Landing
Bedroom 2
Bedroom 4


Hall
Shower Room
Garage


Room

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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: https://www.gov.uk/stamp-duty-land-tax.

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.

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