



High Street, Cheveley, CB8 9DG

**CHEFFINS**



## High Street

Cheveley,  
CB8 9DG

- Grade II Listed Cottage
- Exceptional Character & Period Features
- Two 1st Floor Bedrooms with Ensuite Bathrooms
- 2 Reception Areas
- Enclosed Rear Garden & Off-Road Parking

An exceptional Grade II listed 17th century cottage attractively situated in an elevated plot close to the church in a sought after Cambridgeshire village. The cottage has undergone significant renovation and improvements and benefits from a wealth of character with exposed beams, brick and wood floors and fireplaces. The accommodation includes 2 large 1st floor bedrooms each with a dressing area and ensuite bathrooms, an attractive double aspect living room and a well equipped kitchen/dining room. Additional features include a ground floor shower room and study/bedroom 3 and an enclosed garden to the rear.

3 3 2

**Guide Price £550,000**





## LOCATION

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service in the village and a nearby train station in Newmarket. Cheveley benefits from a primary school, post office, public house, a general store, and a quaint church.



## ENTRANCE HALL

with a part glazed entrance door, brick flooring, door leading to the stairs to the first floor.

## KITCHEN/DINING ROOM

17'0" x 14'4"

with oak worktops, deep ceramic sink with mixer tap, fitted base and wall mounted units, under unit lighting, parquet wood block flooring, exposed beams, space for freestanding oven with copper splashback and extractor hood over, pair of French doors leading to the rear garden.

## LIVING ROOM

16'4" x 9'11" (min)

with a fireplace with wood burning stove, door leading to the stairs to the first floor, under stairs storage cupboard, exposed beams, stable door leading to the garden.

## STUDY/BEDROOM 3

12'8" x 10'5"

with a fireplace with cast iron grate and quarry tiled hearth.

## REAR LOBBY

with a stable door leading to the garden.

## SHOWER ROOM

with a tiled shower cubicle, pedestal hand basin, low level WC, ladder style heated towel rail.

## PLANT ROOM

with a pressurised hot water cylinder.

## FIRST FLOOR

### BEDROOM 1

16'10" x 9'11" (19'1" max)

A double aspect room with a fireplace with cast iron grate and surround, built-in cupboard.

### STUDY/DRESSING AREA

9'3" x 5'7"

with a semi-vaulted ceiling.

## ENSUITE BATHROOM

11'1" x 9'6"

with a freestanding claw foot bath with mixer tap and shower attachment, twin hand basins with mixer taps and cupboard and drawer storage under, low level WC, period wood flooring, exposed beams, fireplace with cast iron grate and surround, vaulted ceiling.

## BEDROOM 2

16'10" x 10'6"

with a vaulted ceiling, exposed beams, stairs leading up from the ground floor.

## ENSUITE BATHROOM

10'11" x 8'7"

with a bath with mixer tap and shower, pedestal hand basin, low level WC, period wood flooring, exposed beams, vaulted ceiling.

## DRESSING ROOM

8'7" x 5'3"

with a semi-vaulted ceiling.

## OUTSIDE

To the front of the property is an attractive cottage garden laid to lawn with established trees and shrubs with a flint wall to the front and a gate leading to an attractive stone pathway to the front entrance door. To the right hand side of the cottage is a further pedestrian gate and a pair of gates leading to a driveway providing off-road parking.

To the rear of the property is an attractive garden laid to lawn with a wealth of established trees and shrubs and a paved patio area.

## SALES AGENTS NOTES

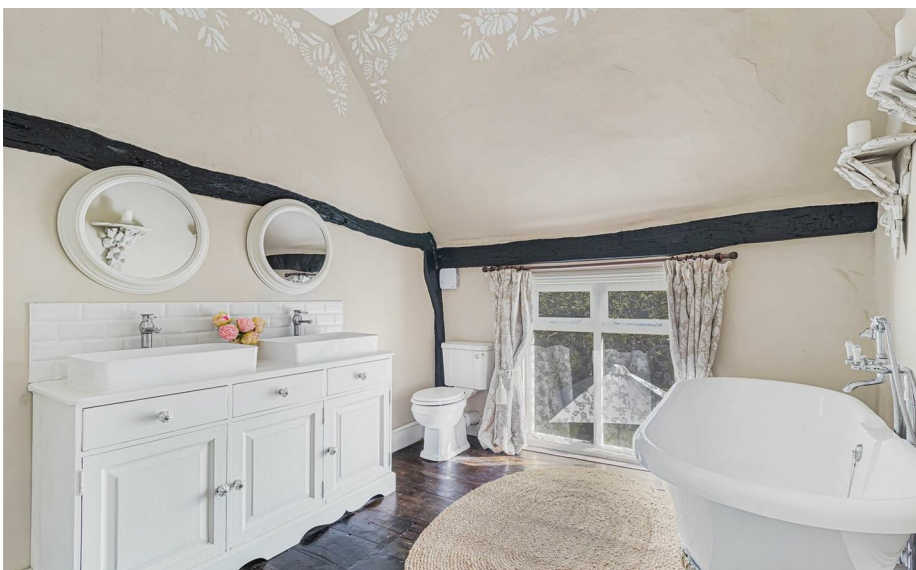
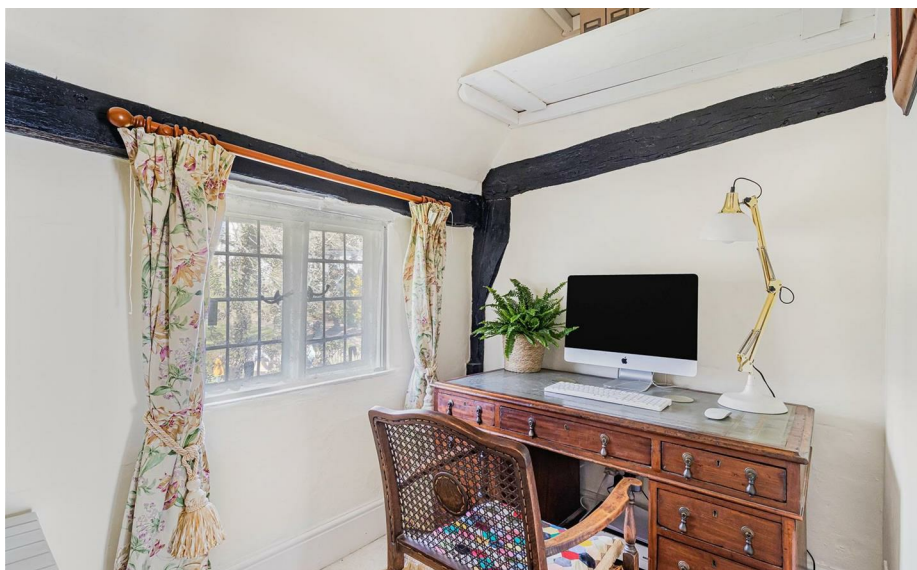
1. The property is grade 2 listed and is of period stone construction with a slate roof.
2. The property is located in Cheveley Conservation area.

Planning Permission was granted on 30th November 2022 for the construction of a new garage.

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







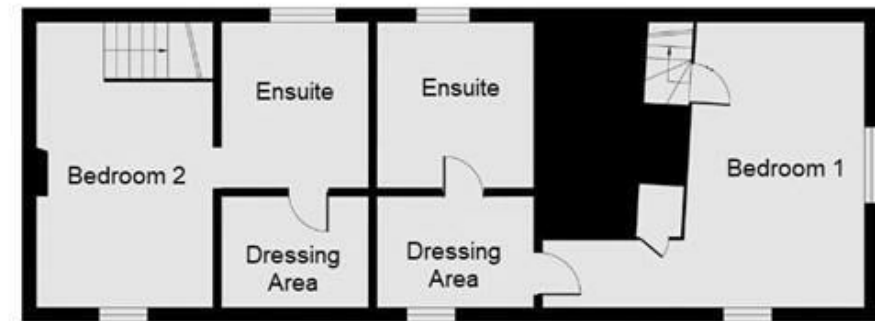












FIRST FLOOR



GROUND FLOOR

Guide Price £550,000  
Tenure - Freehold  
Council Tax Band - D  
Local Authority - East Cambridgeshire

**137 High Street, Cheveley**

Approximate Area = 1736 sq ft / 161 sq m

For identification only - Not to scale

**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.

