



Chapel Lane, Reach, CB25 0JJ

**CHEFFINS**



# Chapel Lane

Reach,  
CB25 0JJ

4 2 3

**Guide Price £575,000**

- Detached Grade II Listed Property
- 4 Good Sized Bedrooms
- 2 Ground Floor Bath/Shower Rooms
- Kitchen/Breakfast Room & Separate Utility Room
- Detached Barn with Potential for Conversion (stp)
- Generous Driveway

A detached Grade II Listed period property set within the delightful village of Reach with fantastic access to both Cambridge and Newmarket. The detached cottage comprises a living room, dining room kitchen/breakfast room, 2 ground floor bath/shower rooms, utility room and 4 good sized bedrooms with separate stairs cases. The property has a wealth of character throughout and benefits from a detached barn offering a variety of multiple uses and potential conversion, an enclosed garden with a generous driveway.







## LOCATION

REACH is a most attractive village between Cambridge & Newmarket (8 miles equidistant) and well placed for the A14 dual carriageway, giving fast access to the East Coast Ports, Cambridge, The Midlands and London via the A11. The village itself is centred around an attractive green and has a church, public house etc, whilst the larger village of Burwell is only 2 miles distance and has a variety of shops and facilities.



## OPEN PLAN KITCHEN/BREAKFAST ROOM

A triple aspect room with an original stable style door, brick flooring, radiator, feature window looking through to the staircase, exposed ceiling timbers.

Kitchen area with a range of matching wall and base units with work surfaces over, built-in eye level double oven, 4 ring electric hob with extractor hood over, 1.5 bowl stainless steel sink, space for and plumbing for dishwasher, inset spotlights, radiator.

## UTILITY ROOM

with a range of matching wall and base units with work surfaces over, space and plumbing for washing machine, sink, oil fired boiler, water cylinder, skylight window, tiled flooring, door to the rear.

## SHOWER ROOM

with a low level WC, wall mounted wash hand basin, shower cubicle with glass screen, tiled flooring and walls, radiator, window to the rear aspect.

## DINING ROOM

with a fireplace (currently used as a storage space), exposed ceiling timbers, tiled flooring, stairs to the first floor, radiator, window to the front aspect.

## LIVING ROOM

A dual aspect room with parquet style flooring, 2 radiators, large wood burning stove with Inglenook style fireplace, exposed wall and ceiling timbers, open plan to a raised study area.

## STUDY AREA

with tiled flooring, loft access, radiator, 2 windows to the rear aspect.

## STORAGE/OFFICE SPACE

with exposed brick flooring, radiator window to the side aspect.

## REAR LOBBY

with tiled flooring, separate loft space, radiator and a rear access door into the garden.

## BATHROOM

with a suite comprising a low level WC, side panel bath, vanity wash hand basin, radiator, 2 windows to the rear aspect.

## GROUND FLOOR BEDROOM

A dual aspect room with exposed wall and ceiling timbers, radiator, wood burning stove with an Inglenook style fireplace, exposed brickwork, separate staircase leading up to bedroom 3.

## BEDROOM 1

(accessed via staircase from the living room) A dual aspect room with a radiator.

## BEDROOM 2

(accessed via staircase from the dining room) A triple aspect room with a curved feature window, low level WC and wash hand basin, further built in storage, radiator.

## BEDROOM 3

(accessed via staircase from the ground floor bedroom) A dual aspect room with exposed ceiling and wall timbers, radiator.

## OUTSIDE

To the side of the property is a 5 bar gated block paved driveway with parking for several vehicles.

To the rear of the property is a beautifully designed garden with a block paved pathway and seating area, sculpted lawn with flower beds and mature shrub borders, summerhouse, raised vegetable planters and brick raised flower beds.

## DETACHED BARN

Clunch built with double doors opening onto the driveway, power and electrics and side access door. Separate workshop area within the barn with plumbing with a stainless steel sink and a window to the side aspect.

## SALES AGENTS NOTES

The vendors have advised they have Connect Fibre internet which provides 500mb.

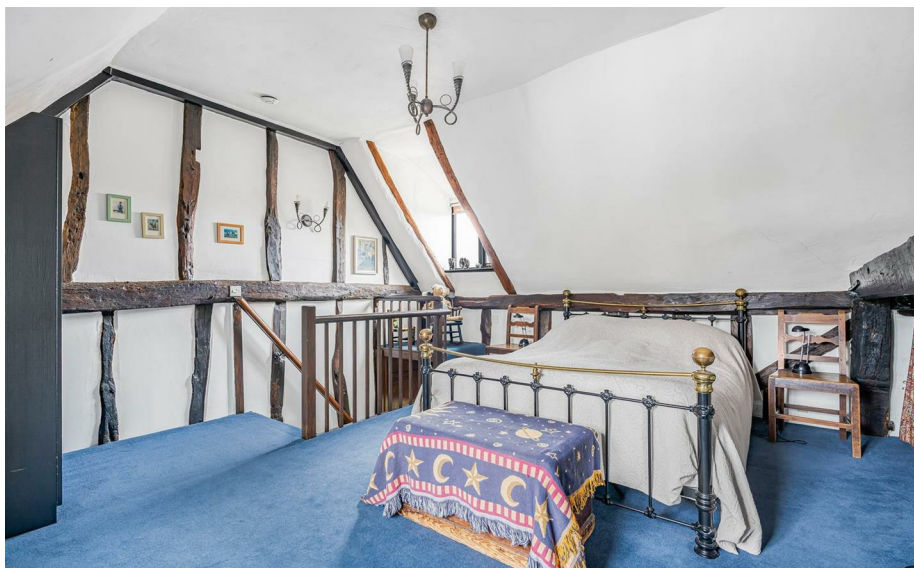
Please note the property is Grade II listed and is located in Reach conservation area.

The property has a private septic tank.

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















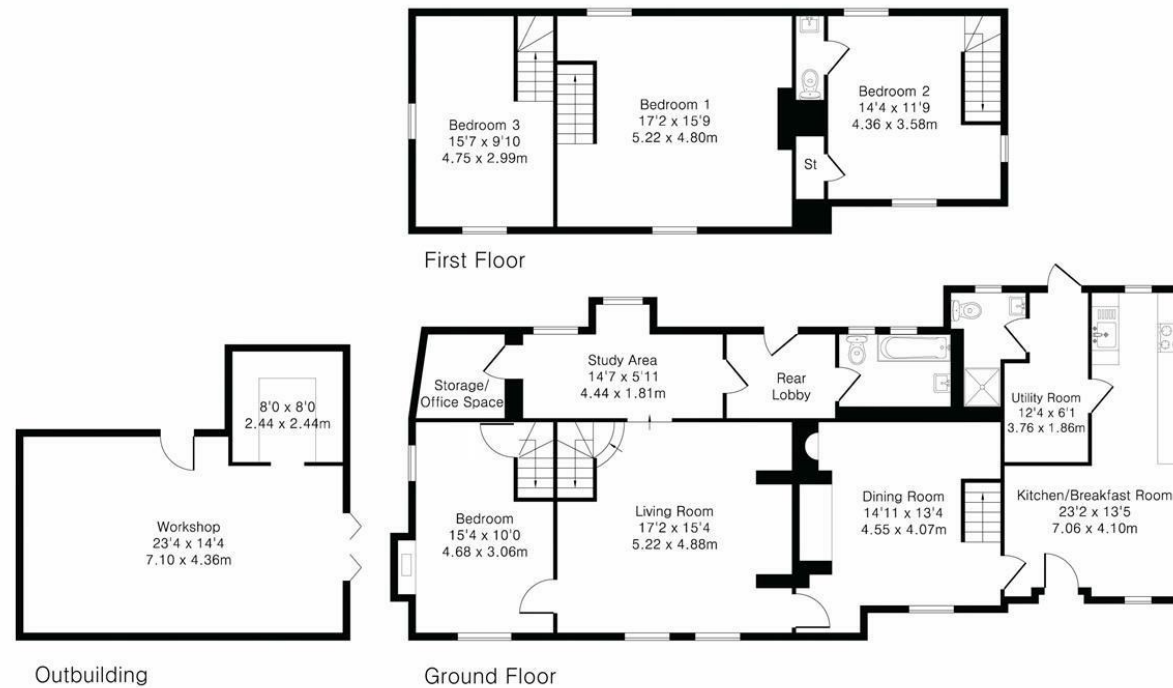


## Approximate Gross Internal Area 2229 sq ft - 207 sq m

Ground Floor Area 1217 sq ft – 113 sq m

First Floor Area 629 sq ft – 58 sq m

Outbuilding Area 383 sq ft – 36 sq m



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Tenure – Freehold

Council Tax Band – G

Local Authority – East Cambridgeshire



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 as defined by RICS code of measuring practice. No guarantee is given on 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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**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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