



Glebe House, Church Street, Ashley, CB8 9DU

**CHEFFINS**

# Glebe House

Church Street, Ashley,  
CB8 9DU

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**Guide Price £1,450,000**

- Substantial Detached Family Home
- 4 Double Bedrooms – 2 Ensuites
- Over 3,500 sq ft of Accommodation
- Wealth of Potential to Improve & Extend (stp)
- Multiple Reception Rooms
- Beautiful South Facing Garden Overlooking Paddocks
- Set in approx. 1.3 Acres (sts)
- Approached via a Large Private Frontage
- NO CHAIN

A rare opportunity to acquire a substantial detached family home set in approx. 1.3 acres (sts) and located within the picturesque village of Ashley. The property features over 3,500 sq ft of versatile accommodation including multiple reception rooms, an open plan kitchen/breakfast room, 4 double bedrooms with 2 ensuite and 2 further bath/shower rooms. The beautiful private rear garden is South facing and enjoys an attractive outlook over open Paddock land beyond. Offered with NO CHAIN - Viewing Essential.





## LOCATION

ASHLEY is a highly sought after village set amongst attractive countryside and lies approx 4 miles south east of Newmarket. The village has a public house, restaurant, general store and is ideally placed for Newmarket, the A14/A11 giving access to Cambridge, Bury St Edmunds and beyond. Easy access to Newmarket, Dullingham and Kennett train stations.

**ENTRANCE HALL**

with a solid wood entrance door, radiator, inset spotlights, alarm panel, stairs leading up to the first floor.

**LIVING ROOM**

with an open fireplace with solid wood and marble surround, 2 single glazed sash windows overlooking the front garden, 2 radiators, double doors opening through to;

**GARDEN ROOM**

A solid wood design with brick built plinth, bespoke built in storage, double glazed windows overlooking the rear garden and double doors leading onto the patio seating area.

**KITCHEN/BREAKFAST ROOM**

The kitchen comprises a range of wall and base units with work surfaces over, sink with mixer taps, oil fired AGA, tiled splashbacks, vinyl flooring, built-in storage cupboards, pantry style corner cupboard, inset spotlights, double glazed window to the side aspect.

Open plan with the breakfast room which features 2 double glazed windows overlooking the rear garden and an archway through to;

**FORMAL DINING ROOM**

featuring high ceilings, 2 radiators, 2 single glazed sash windows overlooking the front aspect and an archway through to the entrance hall.

**SHOWER ROOM**

with a low level WC, pedestal wash hand basin, shower cubicle, extractor fan, vinyl flooring, radiator.

**REAR LOBBY**

with 2 storage cupboards, double glazed windows to the side and rear aspects, double glazed doors to both the front and rear aspects.

**UTILITY ROOM**

with a range of base and wall mounted units, space and plumbing for a washing machine, stainless steel sink with mixer tap, water softener, vinyl flooring, single glazed window through to the study and a double glazed window to the front aspect.

**BOOT ROOM**

A generous sized room with a range of wall and base units, built-in storage, floor standing Worcester oil boiler, vinyl flooring, radiator, double glazed door to the front aspect.

**FAMILY ROOM**

A triple aspect room with 3 double glazed windows to the rear and both side aspects, radiator, fireplace with quarry tiled hearth and solid wood surround, inset spotlights, built-in bespoke welsch style dresser.

**FIRST FLOOR****LANDING**

with a radiator, loft access with pull down ladder, 2 large linen storage cupboards, sash window overlooking the front.

**BEDROOM 1**

A dual aspect room with double glazed doors with windows opening onto a balcony area overlooking the garden and paddocks beyond, further double glazed window to the side aspect, built-in wardrobes and dressing table, radiator.

**ENSUITE BATHROOM**

A four piece bathroom comprising a low level WC, twin hand wash basins, large sunken bath, shower cubicle, heated towel rail, inset spotlights, 2 double glazed windows to the front aspect.

**DRESSING AREA**

with inset spotlights, built-in wardrobes, radiator, double glazed window to the front aspect, double glazed window overlooking the rear garden.

**BEDROOM 2**

with a radiator, built-in wardrobes, double glazed window overlooking the rear garden and Paddocks beyond.

**ENSUITE BATHROOM**

with a vanity wash hand basin, low level WC, side panel bath with shower over, radiator, vinyl flooring, double glazed window to the rear aspect.

**BEDROOM 3**

with 2 radiators, built-in wardrobes, 2 single glazed sash windows overlooking the front aspect.

**BEDROOM 4**

with a radiator, 2 built-in storage cupboards, 2 sash windows overlooking the front aspect.

**FAMILY BATHROOM**

with a low level WC, vanity wash hand basin, large bath, inset spotlights, radiator, double glazed window overlooking the rear garden and paddocks beyond.

**OUTSIDE**

The property is approached via a large sweeping gravel driveway, complemented by an expansive lawned area with three mature willow trees. Established treelined and hedgerow boundaries provide an excellent degree of privacy and a picturesque setting.

To the side, open access leads through to the superb South facing rear garden, an impressive outdoor space featuring extensive lawned areas, beautifully landscaped with mature treelined sections, a variety of fruit trees and post-and-rail fencing that enjoys an attractive outlook over paddock land beyond. The garden also benefits from a timber built shed and a charming summerhouse with power and lighting connected. Continuing around the side of the property, the gardens remain private and well-screened with flower bed borders, an additional timber built shed, a substantial log store and an attractive patio seating area enclosed by red brick walls.

**SALES AGENTS NOTES**

Please note the property is located in a conservation area and some of the trees on the property are subject to a tree preservation order (TPO).

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









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £1,450,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - East Cambridgeshire





**Approximate Gross Internal Area 3570 sq ft - 332 sq m  
(Excluding Outbuilding)**

Ground Floor Area 2086 sq ft – 194 sq m

First Floor Area 1484 sq ft – 138 sq m

Outbuilding Area 237 sq ft – 22 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.



[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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