



High Street, Cheveley, CB8 9DG

**CHEFFINS**

## High Street

Cheveley,  
CB8 9DG

- Grade II Listed Cottage
- 5 Bedrooms - 2 Ensuities
- Open Plan Kitchen/Breakfast/Dining Room
- Large Living Room
- Study & Utility Room
- Private Rear Garden
- Character Features Throughout
- Ample Off-Road Parking

A delightful 16th Century grade II listed former school house standing in an excellent position in the highly sought after village of Cheveley. The property benefits from approx. 3,100 sq ft of accommodation and features a beautifully refitted kitchen/breakfast/dining room, a large living room with sun room overlooking the garden, a primary bedroom with ensuite bathroom and a dressing room and 4 further bedrooms. The secluded private rear garden is mainly laid to lawn with double gated vehicular access and there is a gravelled driveway to the front of the property providing plenty of parking. Viewing Essential.

5 3 2



Offers In Excess Of



## 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 herringbone parquet style flooring, stairs leading to the first floor, exposed brickwork and wall timbers.

**STUDY**

A dual aspect room with secondary glazed original windows to the front aspect and secondary glazed French doors opening onto the rear garden with a fireplace (currently blocked off), ornate archway, herringbone parquet style flooring, radiator, wall uplighters, exposed wall and ceiling timbers.

**KITCHEN/BREAKFAST/DINING ROOM**

A fantastic open plan and dual aspect room with 3 secondary glazed original windows to the front aspect and a further window to the side aspect, 2 radiators, a wood burning stove with red brick hearth, herringbone parquet style flooring.

The kitchen has recently been refitted and comprises a range of matching wall and base units, a centre island with quartz work surface, double Belfast style sink, Range cooker with extractor hood over, inset spotlights, exposed wall and ceiling timbers, under cabinet lighting, integrated dishwasher, space for fridge/freezer, natural stone tiled flooring.

**CLOAKROOM**

with a low level WC, vanity wash hand basin, wall mounted heated towel rail, window to the rear aspect.

**INNER HALLWAY**

with a radiator, laminate flooring, further staircase leading up to the first floor.

**REAR LOBBY**

with a window to the rear aspect, door leading onto the garden, storage cupboard, steps leading down to;

**UTILITY ROOM**

with a range of wall and base units with work surfaces over, Belfast style sink, space and plumbing for washing machine and tumble dryer, inset spotlights, under stairs storage cupboard.

**LIVING ROOM**

A large dual aspect room with 3 sets of double glazed windows to side aspects, a large wood burning fire with brickwork surround, exposed floor and ceiling timbers, radiator, inset spotlights and wall uplighters.

**SUN ROOM**

Open plan with the living room with a radiator, French doors leading out to the rear garden, double glazed windows to both sides.

**FIRST FLOOR****LANDING**

with built-in eaves storage, inset spotlights, loft access, exposed ceiling and wall timbers, radiator, storage cupboard, walk-in airing cupboard, velux windows to the side aspect.

**PRIMARY BEDROOM**

with 2 windows to the side aspect, velux window, radiator, eaves storage.

**ENSUITE BATHROOM**

with a freestanding oval bath, low level WC, vanity wash hand basin, shower cubicle with rainfall shower, extractor fan, inset spotlights, tiled flooring, heated towel rail, door through to;

**DRESSING ROOM**

Accessed via the ensuite bathroom with built-in wardrobes, a radiator, window to the side aspect.

**FAMILY BATHROOM**

with a refitted suite comprising a side panelled bath, vanity wash hand basin, low level WC, heated towel rail, tiled flooring, inset spotlights, window to the side aspect.

**BEDROOM 3**

with a radiator, built-in storage, exposed wall timbers, secondary glazed original window to the front aspect.

**BEDROOM 5**

with a radiator, loft access, exposed wall timbers, secondary glazed original window to the front aspect.

**LANDING**

with exposed ceiling and wall timbers, 2 secondary glazed original windows to the rear aspect.

**BEDROOM 2**

A dual aspect room with secondary glazed windows to the front and rear aspect, a radiator and built-in wardrobe.

**ENSUITE BATHROOM**

with a side panelled bath, pedestal wash hand basin, low level WC, radiator.

**BEDROOM 4**

with a radiator, built-in storage cupboard, secondary glazed original window to the front aspect.

**OUTSIDE**

The fantastic rear garden is mainly laid to lawn with mature flower bed borders with a timber shed, a greenhouse and a variety of shrubs and trees creating a high degree of privacy and seclusion. Adjoining the property is a red brick herringbone style patio seating area, side pedestrian gated access and double gated vehicular access leading to the side.

To the front of the property is a shingled driveway partly enclosed by a flint wall with pedestrian gated access, flower beds, mature shrubs and tree lined borders.

The property is accessed via a right of way over a shared driveway, which is owned and maintained by the neighbouring property. This shared driveway provides access to the property's private drive and to the double vehicular gates into the rear garden.

**OUTBUILDING**

Brick built with power and light.

**SALES AGENTS NOTES**

Please note the property is Grade 2 listed and located in a conservation area. The property construction is of timber frame with some lath and plaster walls.

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











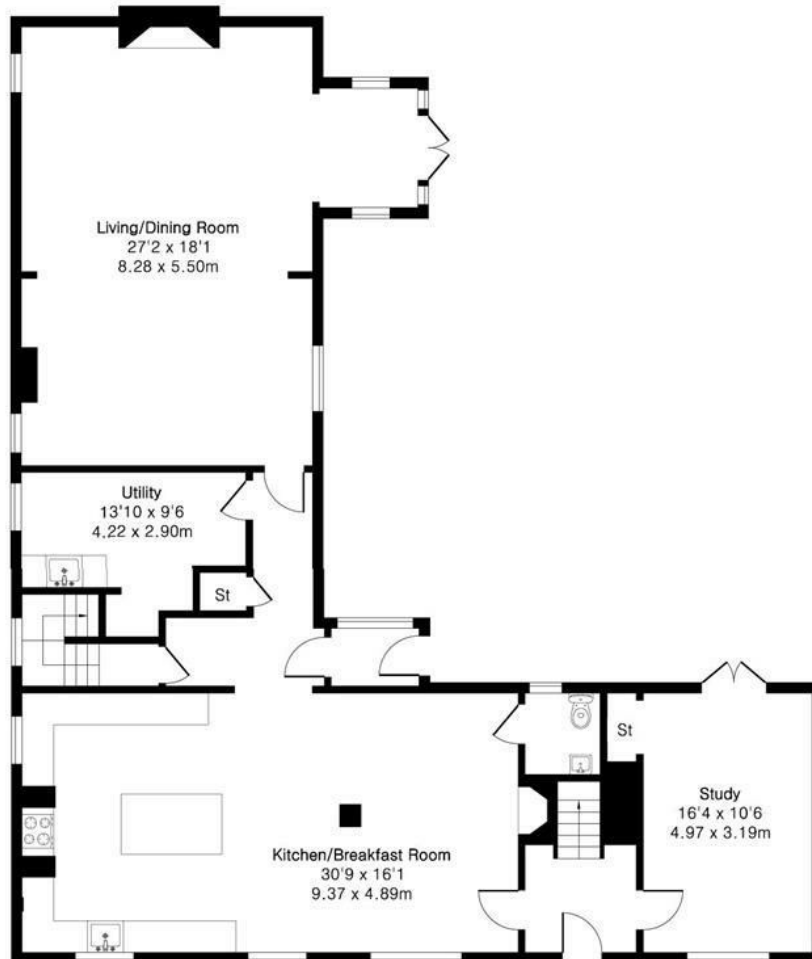


Offers In Excess Of £800,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - East Cambridgeshire

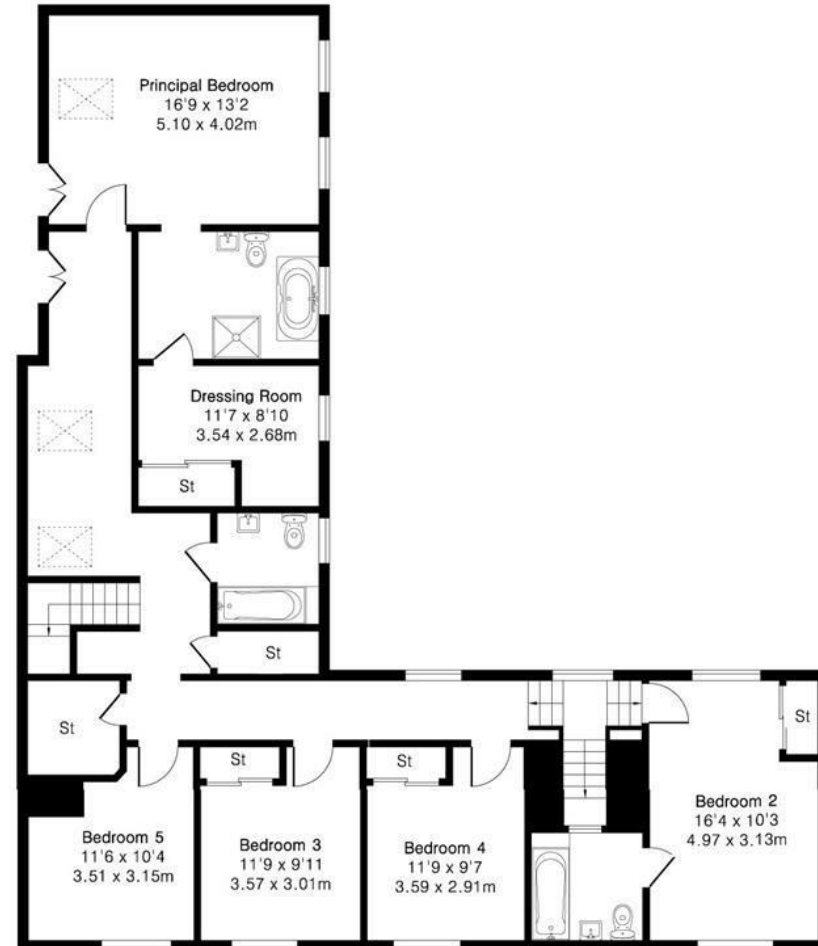
**Approximate Gross Internal Area 3109 sq ft - 289 sq m**

Ground Floor Area 1606 sq ft – 149 sq m

First Floor Area 1503 sq ft – 140 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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