



2 Silverley, Ashley, CB8 8PA

**CHEFFINS**



## Silverley

Ashley,  
CB8 8PA

- Semi-Detached Flint Cottage
- 2 Reception Rooms
- 3 Bedrooms
- Ground Floor Bathroom
- Delightful Views over Paddocks & Fields
- Enclosed Rear Garden
- Driveway with parking for 2/3 cars

A charming and well presented semi-detached flint cottage enjoying delightful views over paddocks and open fields to the front. The property offers scope for extension (stp) and currently benefits from 2 reception rooms, a well-equipped fitted kitchen, 3 bedrooms and a ground floor bathroom. Outside, there is an enclosed rear garden with characterful flint outbuildings and a driveway providing parking for 2/3 vehicles.

 3  1  2

**Guide Price £450,000**







## 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 double glazed entrance door to the front, tiled flooring, inset spotlights.

**BATHROOM**

with a vanity wash hand basin, low level WC, claw foot bath with shower over, tiled flooring, radiator, double glazed windows to the front and side aspects.

**DINING ROOM**

with stairs leading to the first floor, under stairs storage cupboard, radiator, tiled flooring, large pantry style cupboard housing the oil fired boiler, double glazed window to the rear aspect.

**LIVING ROOM**

with solid wood flooring, multi-fuel burner with marble hearth and oak beam over, radiator, double glazed window to the front aspect.

**KITCHEN**

with a range of base units with work surfaces over, sink with mixer taps, built-in appliances including a Bosch 4 ring electric hob with extractor hood over, Bosch electric oven, fridge, Bosch washing machine and dishwasher, radiator, tiled flooring, door to the side aspect, double glazed window to the rear aspect.

**FIRST FLOOR****LANDING**

with a double glazed window to the front aspect.

**BEDROOM 1**

with a double glazed window to the front aspect overlooking the fields, radiator, cast iron fireplace.

**BEDROOM 2**

with a radiator, built-in airing cupboard housing the water cylinder, double glazed window to the rear aspect.

**BEDROOM 3**

with a radiator, double glazed window to the rear aspect.

**OUTSIDE**

To the rear of the property is an enclosed garden mainly laid to lawn with an Indian sandstone patio seating area, flower bed borders, mature shrubs, a fig tree, further seating area to the side, mature shrub borders, a timber shed, oil tank, bin store and gated side access.

The front of the property benefits from a beautiful outlook overlooking paddocks and fields. The property is accessed via a track which is shared with the neighbour and farmer.

The track leads to a private driveway to the side with parking for 2/3 vehicles.

**OUTBUILDING**

Flint construction with vaulted ceilings, power and light connected.

**SALES AGENTS NOTES**

The property is accessed via a track that is shared with the farmer and neighbouring property. Any maintenance costs associated with this track is to be split between the farmer and neighbour. We are advised that the current owner has not been asked for a contribution towards this since their ownership, as the farmer has always replaced it at their own cost.

The property has a sewerage treatment plant that is shared with the neighbouring property (recently replaced 2024).


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>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(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 £450,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East Cambridgeshire









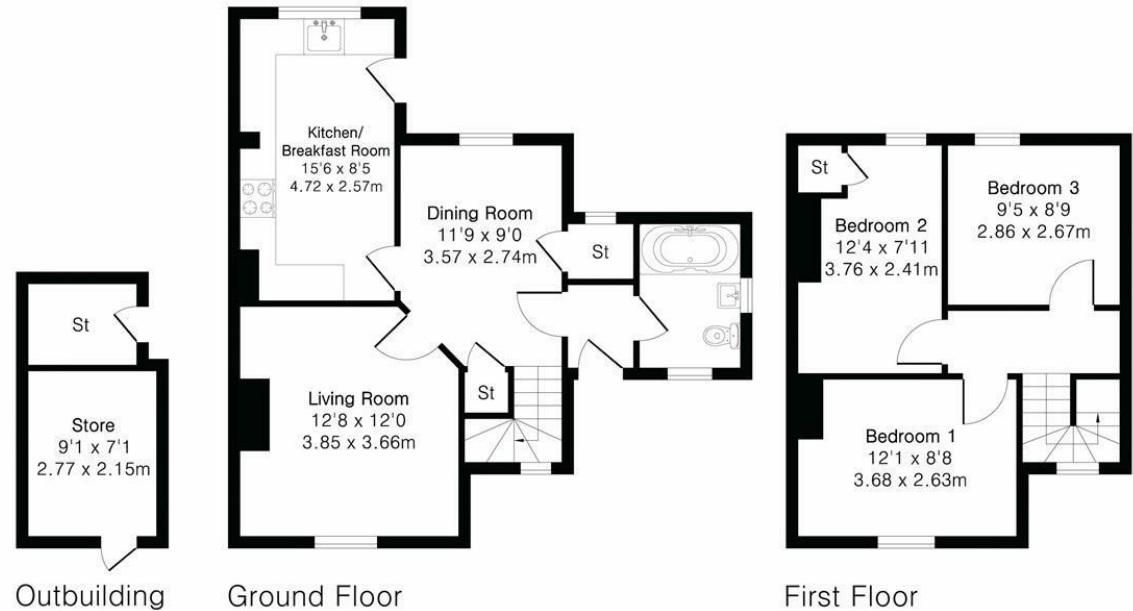


## Approximate Gross Internal Area 851 sq ft - 79 sq m (Excluding Outbuilding )

Ground Floor Area 494 sq ft – 46 sq m

First Floor Area 357 sq ft – 33 sq m

Outbuilding Area 93 sq ft – 9 sq m



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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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.

