Glebe House

Church Street, Ashley, CB8 9DU

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Glebe House

Church Street, Ashley, CB8 9DU

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 ensuites 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.

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

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

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 welsh 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.

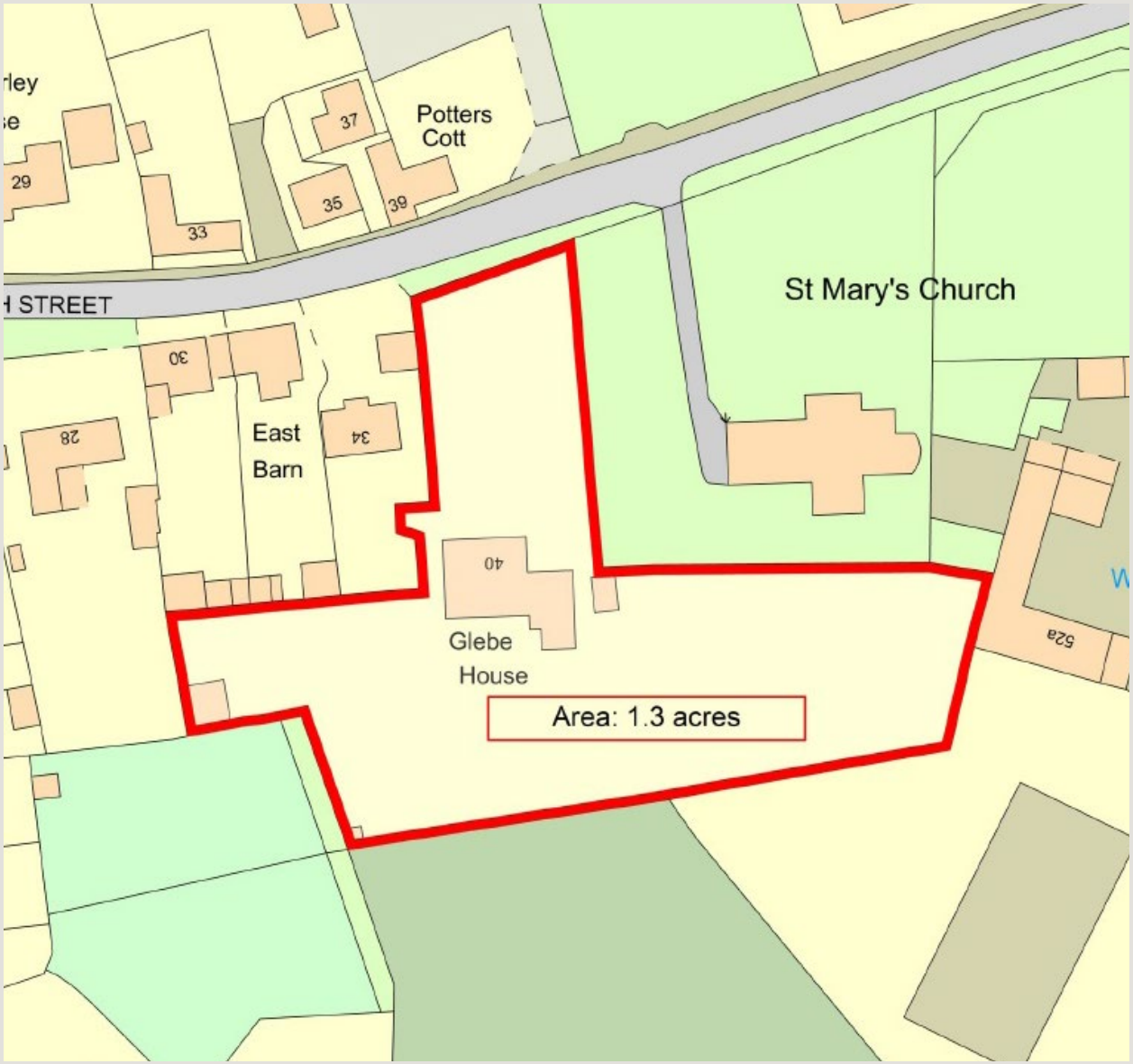
OUTSIDE

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 wellscreened with flower bed borders, an additional timber built shed, a substantial log store and an attractive patio seating area enclosed by red brick walls.

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.



MATERIAL INFORMATION

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

AGENT'S NOTES

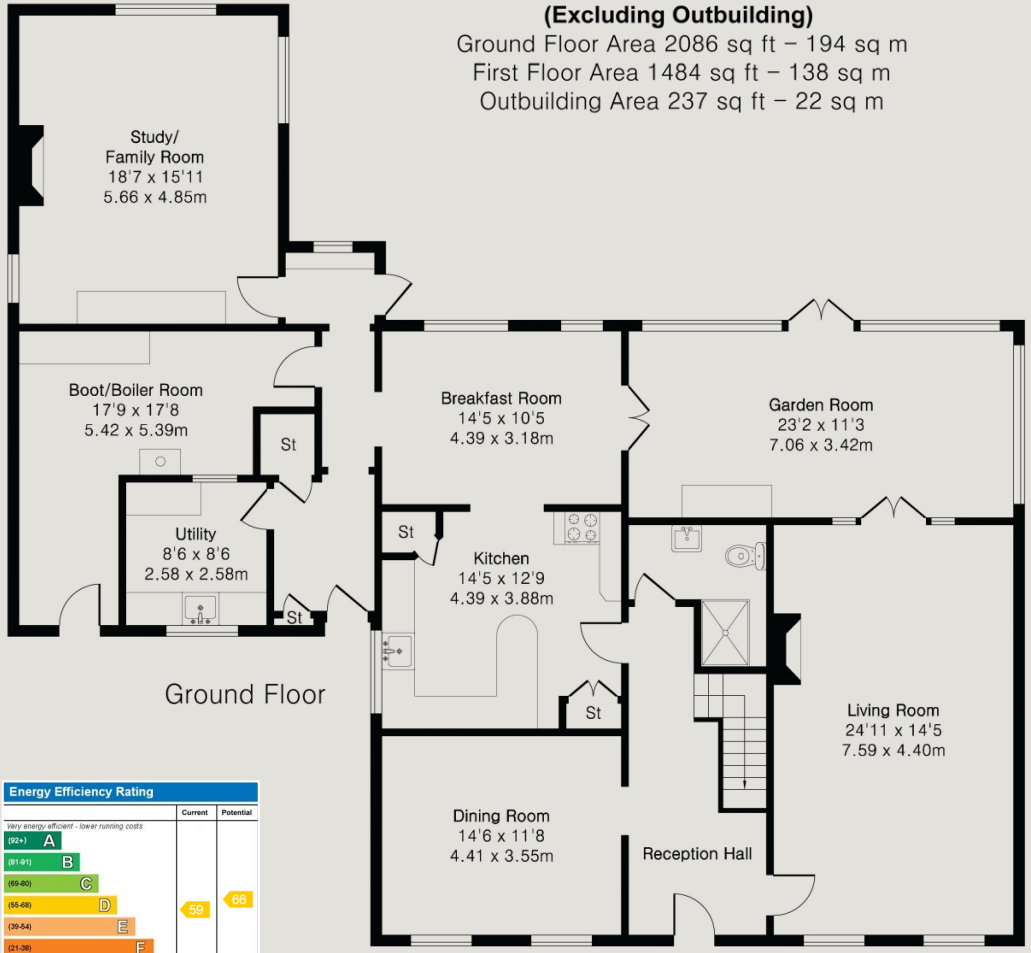
Please note the property is located in a conservation area and some of the trees on the property are subject to a tree preservation order (TPO).

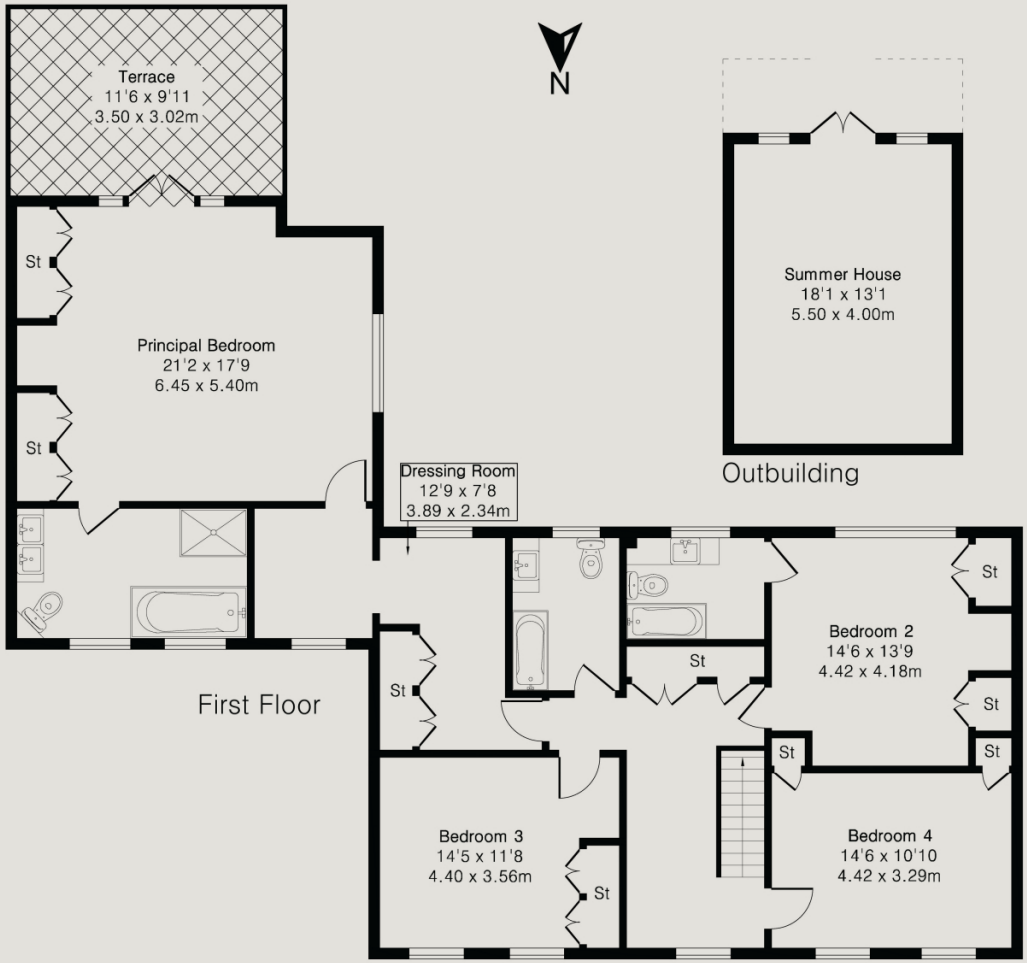
For more information on this property, please refer to the Material Information Brochure on our website.

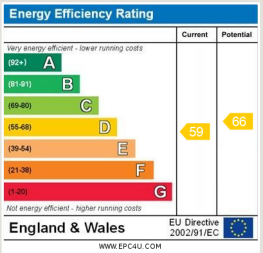
VIEWINGS

Strictly by appointment through the Agents.

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







Special Notes

1. As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floorplans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

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