High Street, Cheveley, CB8 9DG

CHEFFINS

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Cheveley,
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Guide Price £800,000

- Grade II Listed Cottage
- 5 Bedrooms - 2 Ensuites
- 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.

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.

RAYESHOUSE

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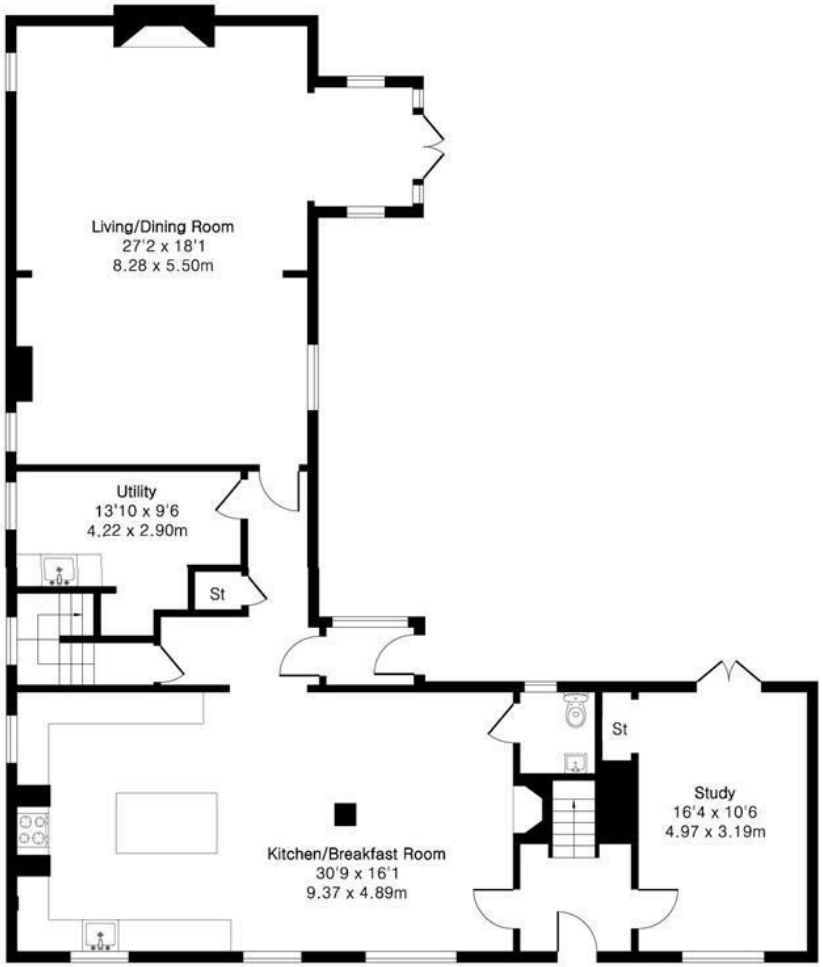
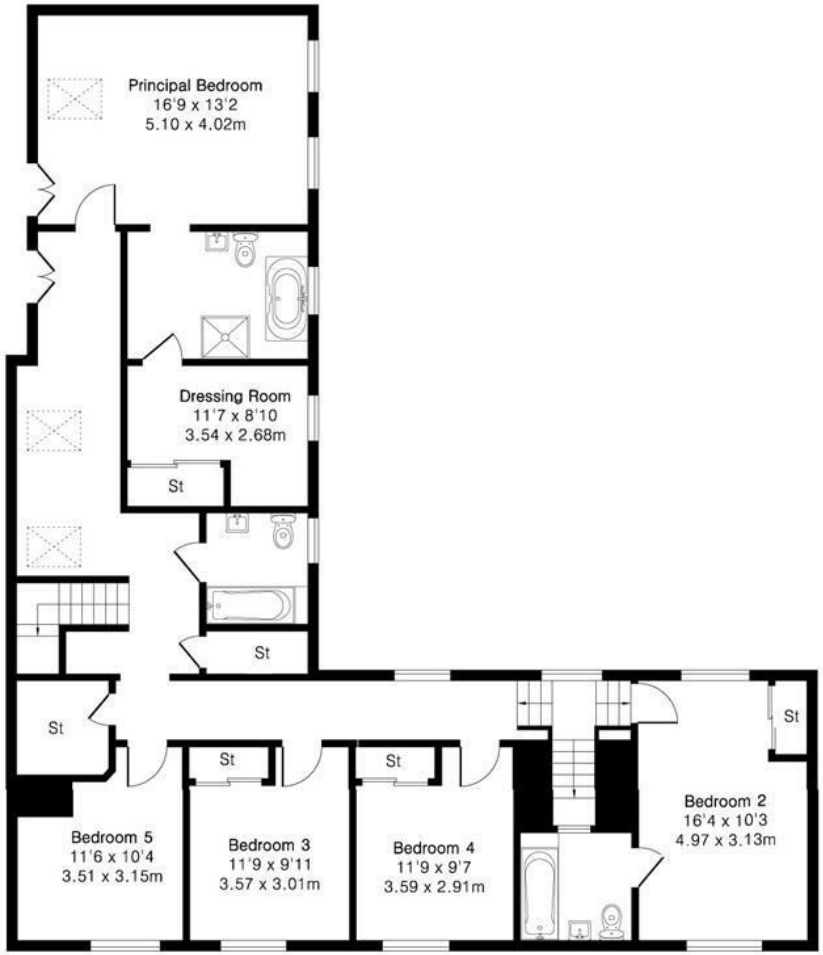
Guide Price £800,000
Tenure - Freehold
Council Tax Band - G
Local Authority - East Cambridgeshire

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

PINK PLAN

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.

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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.

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