



Kennett Cottages, Kennett, CB8 7QH

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CB8 7QH

- Pre-18th Century Cottage
- Extended Accommodation
- 4 Bedrooms - 2 Ensuites
- Open Plan Living/Dining Room
- Garden Office/Studio
- Enclosed Rear Garden
- Ample Off-Road Parking

A charming pre-18th century cottage situated on a quiet byway benefitting from more recent contemporary extensions. The property offers spacious, light-filled accommodation throughout, complemented by off-road parking for multiple vehicles, a generous rear garden and a studio/home office.

4 3 2

Guide Price £425,000





LOCATION

KENNETT and neighbouring Kentford are ideally placed 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. London is within easy access via the A11 and M11. Local amenities include a primary school, Post Office and general store, 2 public houses/restaurants and railway station providing access to Cambridge, Ipswich, Norwich and London.

ENTRANCE HALL

with entrance door, original ledge and brace door, stairs leading to the first floor, large under stairs storage cupboard, opening into the;

KITCHEN

Extensively fitted with a range of wall and base units with worktop over, inset sink, breakfast bar island, range of integrated appliances include a Rangemaster cooker with 5 ring gas hob and extractor hood over, a fridge/freezer, dishwasher, an original ledge and brace door, window to the rear aspect.

UTILITY ROOM

with a range of wall and base units with worktop, space and plumbing for washing machine and tumble dryer, American style fridge/freezer, French doors opening to the garden, windows to the side and rear aspects.

LIVING/DINING ROOM

A dual aspect open plan reception room featuring a log burning stove with brick hearth and wooden mantle, storage shelving, 2 windows to the front aspect and a further window overlooking the rear garden.

STUDY/PLAYROOM

A later extension with French doors opening onto the garden.

BATHROOM

with a panelled bath with shower attachment over, vanity wash hand basin, low level WC, built-in storage, heated towel rail, tiled walls, window to the side aspect.

FIRST FLOOR**LANDING**

A split level landing.

BEDROOM 1

A charming double bedroom with a cast iron Victorian fireplace, an original ledge and brace door, window to the rear aspect overlooking the garden.

ENSUITE SHOWER ROOM

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

BEDROOM 2

A further generous double bedroom with built-in vanity and shoe storage, double wardrobe, an original ledge and brace door, window to the front aspect.

ENSUITE SHOWER ROOM

with a low level WC, tiled shower cubicle, vanity unit with wash hand basin, heated towel rail.

BEDROOM 3

A double bedroom with an original ledge and brace door, window to the rear aspect.

BEDROOM 4

An additional charming bedroom with an original ledge and brace door and a window to the front aspect.

OUTSIDE

The property is approached via a quiet byway with a front garden providing parking for multiple vehicles.

Side gate access leads into the rear garden which is mainly laid to lawn with a composite decking area, mature trees, fruit trees and raised planters and flowers.

OFFICE/STUDIO

A generous outbuilding with 2 windows and French doors. Ideal for a variety of uses such as a home office or a gym.

SALES AGENTS NOTES

Please note the property has a private septic tank which is located in the rear garden.

The neighbouring property (No. 3) benefits from a right of way over the rear garden to access its own septic tank for maintenance and emptying.

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) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC

Guide Price £425,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire



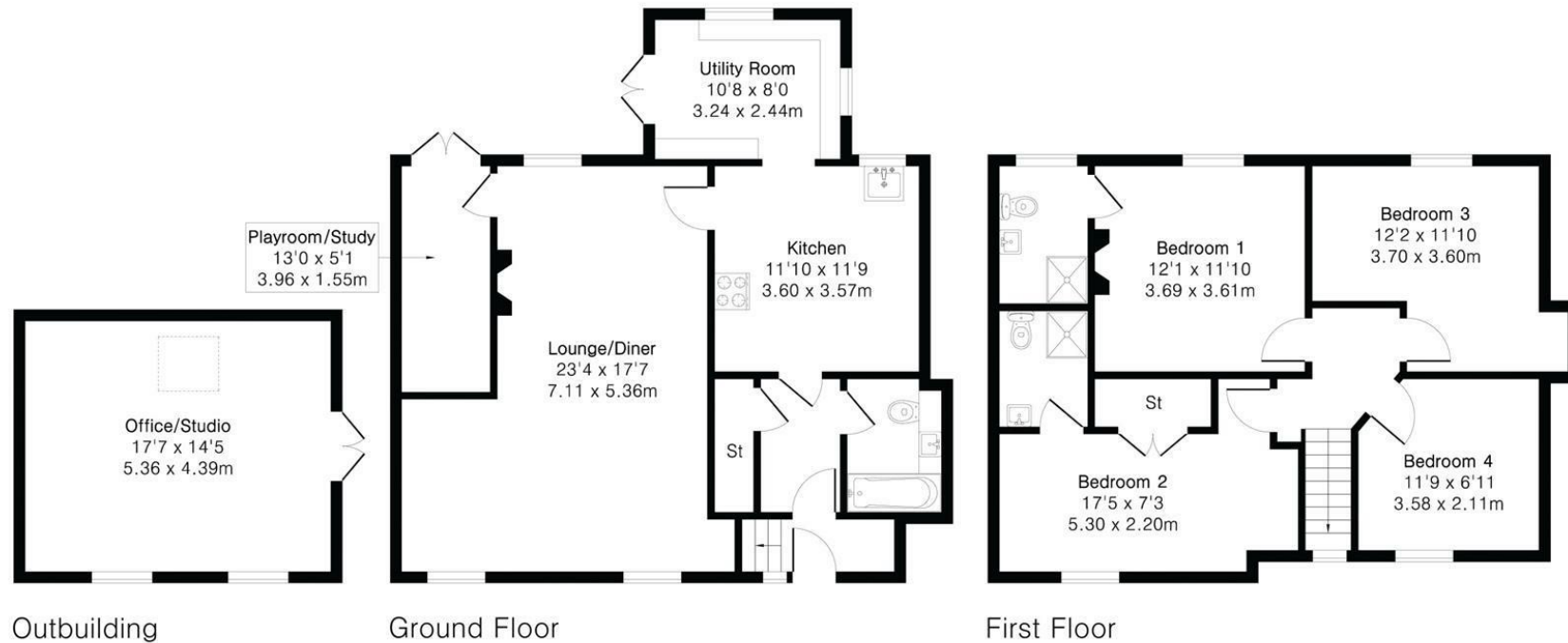


**Approximate Gross Internal Area 1497 sq ft - 143 sq m
(Excluding Outbuilding)**

Ground Floor Area 788 sq ft – 73 sq m

First Floor Area 709 sq ft – 70 sq m

Outbuilding Area 253 sq ft – 24 sq m



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.

