



The Gault, Sutton, CB6 2BE

CHEFFINS

The Gault

Sutton,
CB6 2BE

- Established Detached Farmhouse
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room & Conservatory
- Ample Off Road Parking
- Approx. 1 Acre Plot Including Mature Gardens & Approx. 1/2 Acre Orchard/Paddock (sts)
- Panoramic Field Views
- Freehold / Council Tax Band C / EPC Rating E

Cheffins are delighted to present to the market this well-presented three-bedroom detached farmhouse, situated on the outskirts of the village of Sutton.

The property offers deceptively spacious accommodation arranged over two floors. The ground floor comprises an entrance hall, living room, separate dining room, kitchen/breakfast room, boot room/rear hall, utility room, conservatory, and cloakroom. To the first floor are three bedrooms, along with a family bathroom and a separate cloakroom.

Externally, the property is surrounded by mature, landscaped gardens and benefits from a driveway providing off-road parking for multiple vehicles. The grounds also include a summerhouse, brick-built store and wood store and enjoy panoramic views over the surrounding fields.

The plot in total extends to approximately 1 acre (sts) including an orchard/paddock of approximately 1/2 an acre (sts)

Early viewing is highly recommended to fully appreciate all that this property has to offer.

3 1 2

Guide Price £500,000





LOCATION

Sutton Gault is situated on the outskirts of the village of Sutton. Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities with a mainline rail service via Cambridge (15 miles) to London.



ENTRANCE HALL

With door to front, stairs leading to the first floor, radiator.

LIVING ROOM

With bay window to front, window to side, inset log burner with slate hearth, radiator.

DINING ROOM

With bay window to front, radiator, decorative fireplace.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with granite worksurfaces over, space for a Range style cooker, plumbing for dishwasher, extractor hood, sink with mixer tap, space for fridge/freezer, radiator, windows to side and rear, spotlights.

BOOT ROOM / REAR HALL

With doors leading into conservatory and utility room.

CONSERVATORY

Of upvc and brick and construction with doors to rear leading into the garden.

UTILITY ROOM

With window to rear, butler sink, plumbing for washing machine, boiler.

CLOAKROOM

With low level WC, window to side, radiator.

FIRST FLOOR LANDING

With window to front, radiator.

BEDROOM 1

With windows to front and side, decorative cast iron fireplace, fitted wardrobes, radiator.

BEDROOM 2

With window to front, decorative fireplace, built-in wardrobes, radiator.

BEDROOM 3

With window to rear, radiator.

BATHROOM

Fitted with a 2-piece suite comprising pedestal wash hand basin, panelled bath with shower over and shower screen, tiled splashbacks, airing cupboard housing the hot water tank, access to loft, radiator.

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and pedestal wash hand basin, window to rear, radiator.

OUTSIDE

Gated access opens onto a gravelled driveway, providing ample off-road parking for multiple vehicles.

The property is set within mature, wrap-around landscaped gardens, predominantly laid to lawn and complemented by well-stocked borders of established shrubs, trees and planting. Additional features include a wood store, a summerhouse with adjoining storage, and a further brick-built store with power connected.

In total the plot extends to approximately 1 acre (sts), incorporating an orchard/paddock of around 1/2 an acre (sts).

AGENTS NOTE

Please note that the property is held on 2 titles.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







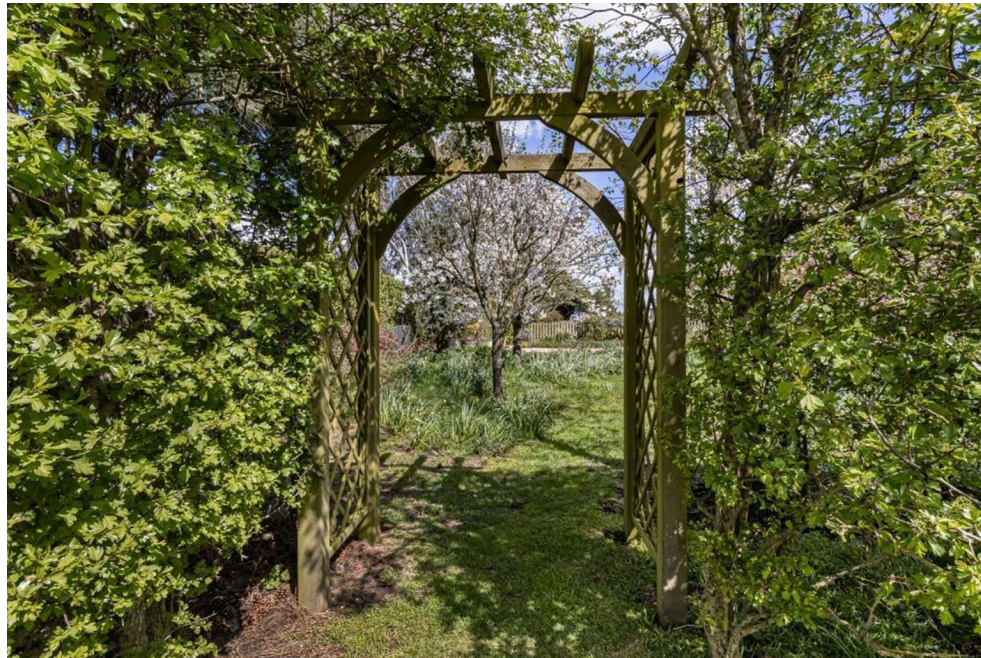




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £500,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council





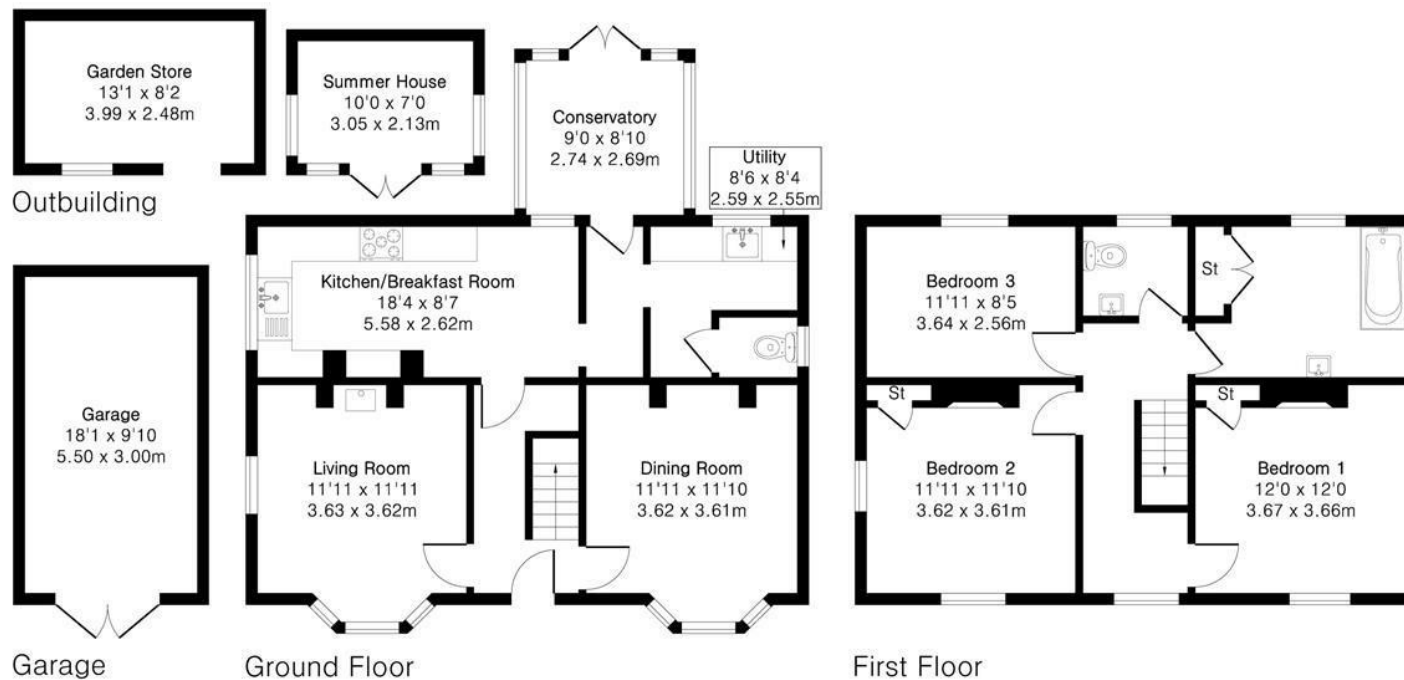
**Approximate Gross Internal Area 1388 sq ft - 129 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 745 sq ft – 69 sq m

First Floor Area 643 sq ft – 60 sq m

Garage Area 178 sq ft – 17 sq m

Outbuilding Area 176 sq ft – 16 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.