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HIGH STREET | CHEVELEY

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*Generous Family Home with Large Outbuiding*

# HIGH STREET | CHEVELEY

Guide Price £899,995 Freehold

## FEATURES

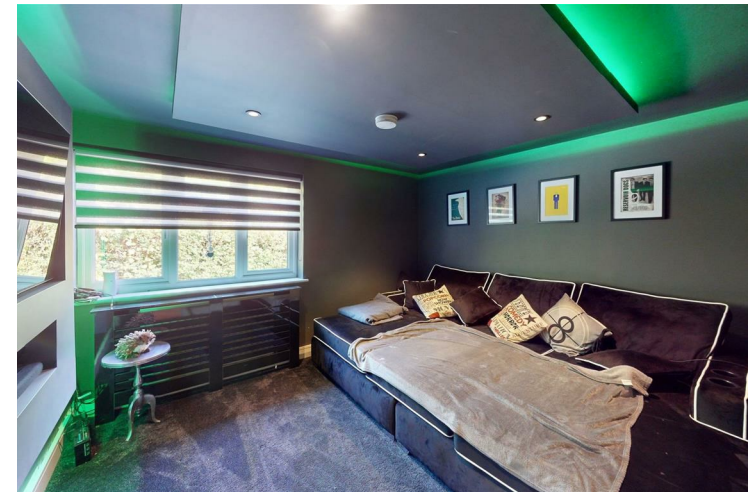
- Outbuilding split into Bar/Games Room - Salon with commercial use - and a large store/workshop to the rear
- Separate paddock to the rear of the property (approximately 0.25 of an acre paddock)
- Walking distance to Cheveley Primary School, Village Shop, Hairdressers and Pavilion/Park opsite
- Easy access to Newmarket and Dullingham Train Station with Links to Cambridge
- Versatile accommodation - would suit a large family or potential for further annexe in outbuilding (STP)
- Virtual 3D tour available - Council Tax E
- Solar Panels with Battery Storage

## DESCRIPTION

Extended and refurbished detached family home set within this picturesque and highly regarded village, enjoying delightful gardens extending to around 0.5 of an acre and boasting substantial outbuildings (sizeable workshop, games/entertainment room and separate saloon with WC).

Extensive work completed by the current owners, this surprisingly spacious home has been finished to a high standard throughout. Comprising of impressive open plan living combines with a variety of rooms to offer – spacious entrance hall, fabulous recently installed kitchen/dining room with built in appliances, living room, study, cinema room/sitting room, six bedrooms (two en-suite) and two family bathroom.

Externally the property offers extensive driveway, outside patio area with built in BBQ and raised seating area, hot tub, Outbuilding (could be used for annexe facilities) and a fully enclosed rear garden mainly laid to lawn with separate paddock land to rear.



## ACCOMMODATION

### Entrance Hall

Stairs leading to first floor. Wood effect flooring.

### Kitchen/Dining Room

26'3" x 19'4" (8.01m x 5.91m)

Wide range of wall and base units with working top surfaces over, island unit with black glass hob, storage cabinets beneath and integrated wine cooler, under-mounted sink with mixer tap over, built in appliances to include double oven, dishwasher, full size fridge & freezer, modern log burner, wooden laid flooring throughout, space for dining table and chairs, 2 Velux sky light windows, two sets of bi-folding doors opening out onto the rear garden.

### Living Room

15'10" x 13'11" (4.85m x 4.25m)

With recessed LED ceiling lights, TV connection point and wooden effect floor.

### Snug/Cinema Room

11'7" x 10'4" (3.55m x 3.16m)

With TV connection point, recessed LED ceiling lights and window to the side aspect.

### Study

11'3" x 8'0" (3.45 x 2.45)

With a range of fitted eye and base level storage units with working tops over, window to the side aspect.

### Bedroom 1

11'3" x 10'7" (3.45m x 3.24m)

With window to the front aspect. fitted Wardrobes.

### En-suite

6'0" x 4'1" (1.84m x 1.26m)

Low level WC, wash hand sink basin, enclosed shower cubicle with glass door, tiled walls, heated towel rail and window to the front aspect.

### Bedroom 2

10'10" x 9'9" (3.31m x 2.98m)

Window to front aspect.

### Bedroom 3

11'3" x 10'5" (3.45m x 3.20m)

Window to side aspect.



### Family Bathroom

Modern suite comprising concealed WC, hand wash basins with fixed mirror over and storage vanity surround beneath, tiled bath and large walk in shower with glass enclosure, tiled walls, tiled flooring, heated towel rail, obscured window to the side aspect.

### First Floor Landing

### Master Bedroom

16'9" x 14'4" (5.13m x 4.37m)

With 4 Velux sky light windows, storage cupboards, TV connection point, walk in wardrobe.

### En-suite

Enclosed low level WC, wash hand sink basin, enclosed shower cubicle with glass door, tiled walls, heated towel rail and Velux window.

### Bedroom 5

14'9" x 11'8" (4.52m x 3.56m)

Window to front aspect.

### Bedroom 6

14'7" x 11'11" (4.46m x 3.65m)

Window to front aspect.

### Upstairs bathroom

Fitted bath with shower hose attachment, enclosed wc, hand wash basin. heated towel rail and velux window.

### Outbuilding -

### Bar/Games Room

19'9" x 19'1" (6.03m x 5.84m)

Wooden effect flooring, window and door to the side aspect and door through to the:

### Salon

16'0" x 14'1" (4.88m x 4.30m)

Wood effect flooring, window and door to the side aspect. WC with low level WC and hand basin.

### Storage / Workshop

### Outside

Immaculately presented fully enclosed garden with extensive tiled patio with seating area, built in barbeque area and outdoor lighting. With stairs rising up lawn area bordered with a variety of shrubs and with separate paddock area to the rear.





GIN PALACE

MAN CAVE

MONOPOLY

MONOPOLY  
BOOM or Bust



TOTAL FLOOR AREA: 3115 sq ft (289.4 sq m), approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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>		74	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating			Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92 plus) <b>A</b>				
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
<b>England &amp; Wales</b>			EU Directive 2002/91/EC	