



LITTLE GREEN | CHEVELEY

Character Property Superb For Entertaining & Field Views

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Guide Price £550,000 Freehold

FEATURES

- Walking Distance to Village Shop, Pub & Primary School
- Paddock views to the front of Property
- Landscaped rear garden with Covered Dining Area, Pool & Bar Area
- Extended to the rear giving Generous Living/Entertaining space
- Superb Village & Location - Versatile Accommodation
- Virtual 3D Tour Available
- Must be viewed to appreciate what this home offers

DESCRIPTION

****Guide Price £550,000 to £575,000**** This delightful 17th-century semi-detached cottage boasts exceptional character throughout. Sympathetically extended, it features a superb family room with bi-folding doors, a charming double-aspect living room, and a generous fitted kitchen/dining room. The cottage is situated in a highly sought-after village location, overlooking paddocks. It includes two double bedrooms and a bathroom on the first floor, two further double bedrooms and a bathroom on the ground floor, and attractive landscaped gardens with covered dining area, pool and bar, perfect for entertaining. Walking distance to local Primary School and Village Shop. Close to the racing town of Newmarket and an easy Commute to Cambridge. Railway Stations in Kennett and Dullingham allowing easy commute to London, Ipswich, Cambridge and Peterborough

Entrance Hall / Study 14'2" x 10'6" (4.31m x 3.19m)

Two windows to rear aspect, tiled floor and exposed beams.

Snug 13'11" x 12'9" (4.24m x 3.88m)

Windows to front and rear, Brick feature fireplace.



ACCOMMODATION

Kitchen/Diner 14'2" x 13'11" (4.32m x 4.23m)

Wide range of fitted wall and base units, space for free standing range (available by separate negotiation), tiled flooring and an period exposed beam. Window to front aspect and 1 1/2 bowl sink with drainer.

Living Room 16'1" x 14'11" (4.91m x 4.55m)

Spacious room opening to garden, including a semi-vaulted ceiling, oak wood flooring and bespoke panelling and bi-folding doors.

Hall / Utility Cupboard

Fitted cupboard storage, with storage and housing the boiler and pressurised hot water cylinder, oak wood flooring and glazed door leading to the garden. Utility cupboard with space and plumbing for washing machine and dryer.

Bathroom

Jacuzzi bath with integral lighting, walk in tiled shower cubicle, hand basin and low level WC, tiled flooring.

Master Bedroom 12'8" x 10'5" (3.85m x 3.17m)

Skylight, double doors leading to rear garden.

Bedroom 2 12'7" x 8'5" (3.83m x 2.56m)

Window to Rear & Side aspect. skylight.

First Floor Landing

Bedroom 3 10'11" x 14'8" (3.32m x 4.48m)

Window to front and rear aspect. open wardrobe space.

Bedroom 4 10'11" x 13'2" (3.32m x 4.01m)

Window to front and side aspect. built in storage cupboard.

Bathroom

Panel bath, low level WC, hand wash basin and window to rear aspect.

Outside

Front of the property is a picket fence and brick pathway, a shingled driveway to the front and side provides parking for several vehicles with a storage area and a pedestrian gate leading to the rear garden. Enclosed rear garden is landscaped, with split level timber decking, a plunge pool and an ornate covered seating area with electric heating and a lawned area to the rear. Perfect for entertaining on a summers evening.

Material Information

Mains water, drainage and electricity are connected.

The property is not in an conservation area. The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 17Mbps, Superfast: 80Mbps.

Mobile phone coverage by the four major carriers available.

Council Tax D East Cambridgeshire District Council









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Council Tax Band : D

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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