



Chapel Row, Ashley CB8 9ED

Offers In The Region Of £230,000

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An attractive flint cottage nestling in the heart of this highly regarded and sought after village and offered for sale with no onward chain.

Oozing with charm and character, this property offers sizeable rooms throughout and boasts accommodation to include entrance hall, kitchen/dining room, living room, two double bedrooms and bathroom.

Externally the property offers a fully enclosed courtyard garden to the front with space for table and chairs.

Viewing recommended.

Entrance Hall

Doors leading to kitchen/breakfast room, sitting room, bedroom 1 and bathroom. Large window to the front aspect. Half glazed stable door leading to front garden.

Kitchen/Breakfast Room 10'9" x 11'8" (3.30m x 3.57m)

Modern fitted kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel 1 1/3 bowl sink and drainer with a mixer tap over. Integrated oven with inset electric hob and extractor over. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Tile effect vinyl flooring. High window. Dual ceiling light well windows. Radiator. Door leading to the hallway.

Sitting Room 17'10" x 11'8" (5.45m x 3.57m)

Spacious living room with exposed brick feature fireplace with raised tiled hearth. Inset wooden beam mantel. Dual windows to the front aspect. Door to stairs leading to Bedroom 2. Built-in shelving. Radiators. Door leading to the hallway.

Bedroom 1 10'2" x 10'4" (3.10m x 3.16m)

Generous double bedroom with internal window to the hallway and porthole window to the side aspect. Radiator. Door to hallway.

Bathroom 7'0" x 8'4" (2.14m x 2.55m)

Modern white suite comprising low level W.C., pedestal hand basin, panelled bath with mixer tap and shower attachment over and walk-in shower cubicle. Tiled to wet areas. Radiator. Door leading to the hallway.

Bedroom 2 18'2" x 11'8" (5.55m x 3.57m)

Spacious bedroom with dual windows to the front aspect. Built-in wardrobe and storage cupboards. Radiator. Door to stairs leading to the ground floor.

Outside

Courtyard garden with established shrub planting. Picket fence to the boundary. Oil tank. Half glazed stable door leading to the hallway.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 85 SQM

Parking – tbc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Superfast available,

60Mbps download, 14Mbps upload

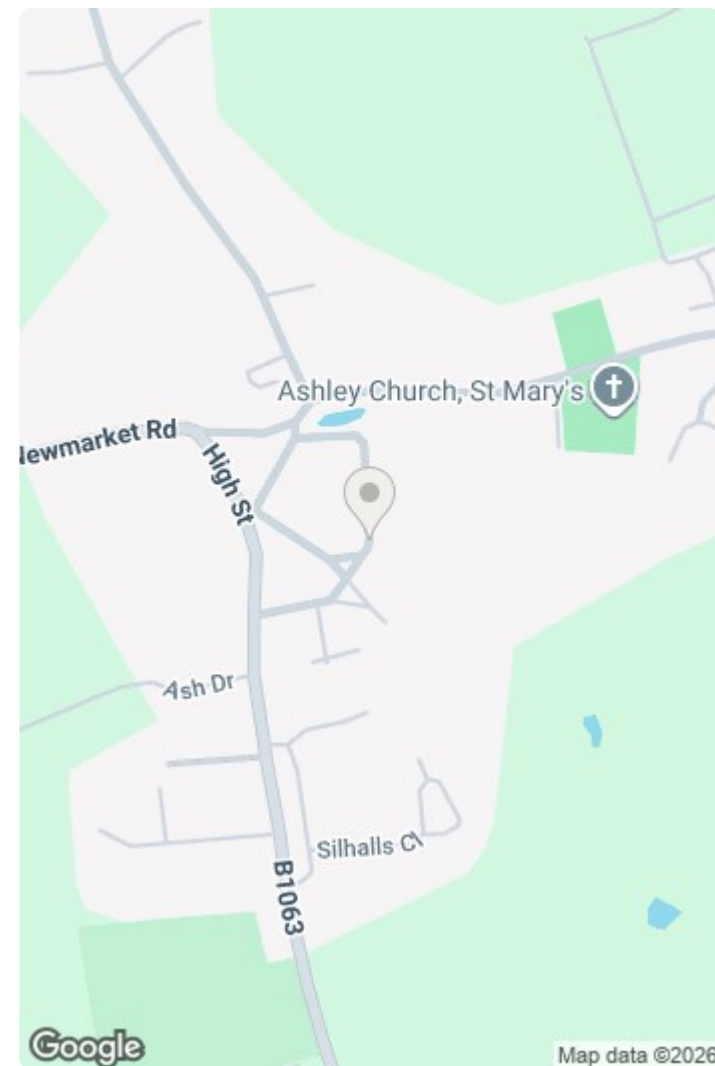
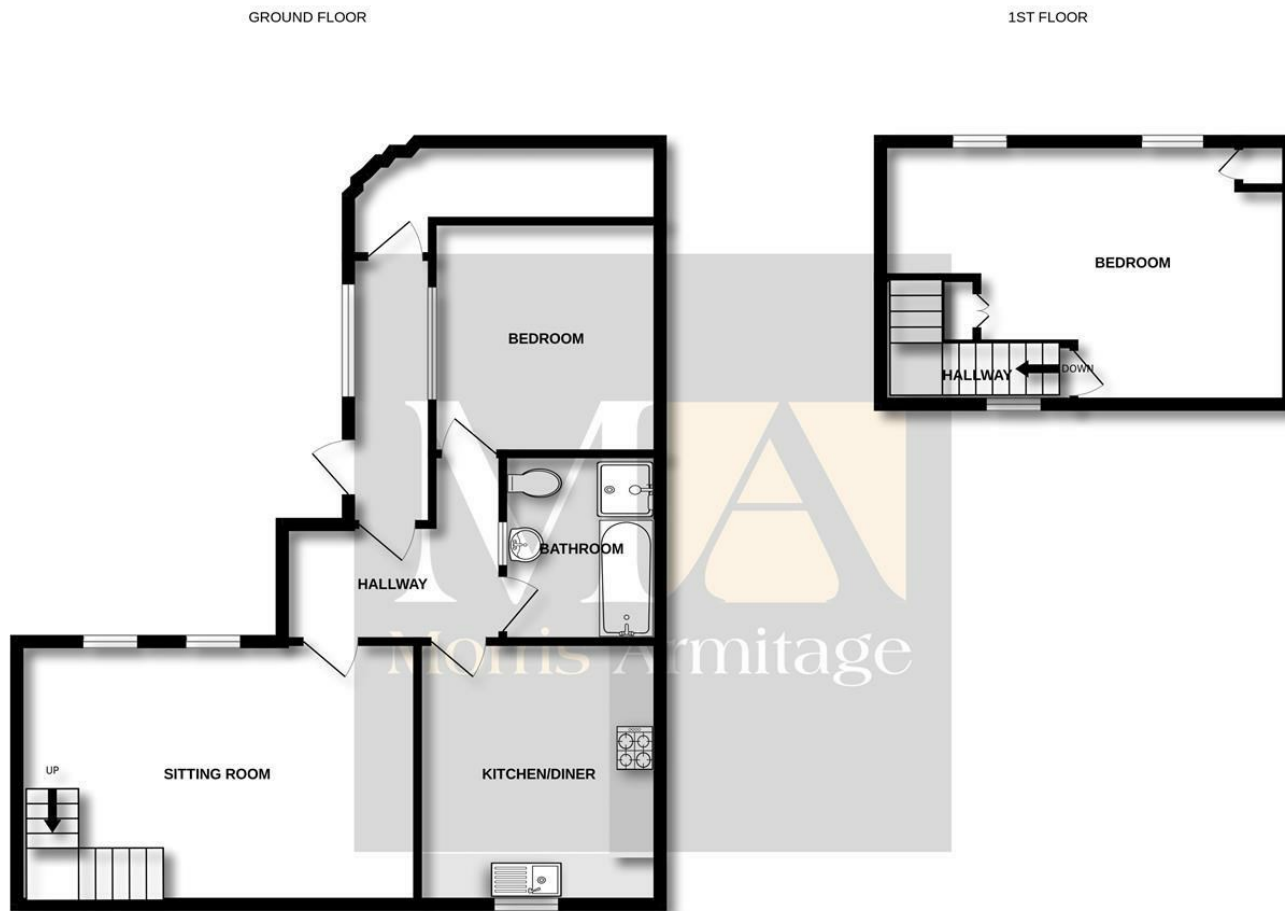
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

Ashley, is a small village located in the county of Cambridgeshire, England. It is situated approximately 10 miles south-west of Cambridge and approximately 11 miles from Newmarket. The village is set within picturesque countryside, with historical landmarks including St Mary's Church, which dates back to the 12th century and Ashley Manor House built in the 16th century. The village has a primary school, a pub, and a village hall, which hosts various events throughout the year.





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 have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (91-100)		
	B (81-90)		
	C (69-80)		
	D (55-68)		
	E (49-54)		
	F (39-48)		
	G (31-38)		
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	A (91-100)		
	B (81-90)		
	C (69-80)		
	D (55-68)		
	E (49-54)		
	F (39-48)		
	G (31-38)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

