



1a Star & Garter Lane, Cheveley  
Newmarket, CB8 9EW

**£1,700 Per month**





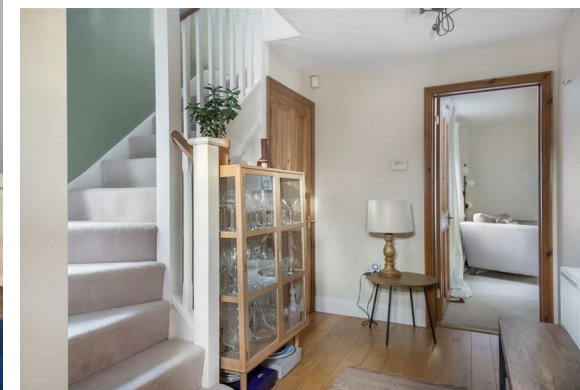
## 1a Star & Garter Lane Newmarket, CB8 9EW

Lodge Cottage is a beautifully presented 3 bedroom, detached property, located in the heart of the desirable village of Cheveley, just 3 miles from the historic town of Newmarket.

On the ground floor, the wide entrance hall provides access to the downstairs wc and very useful understairs storage. Off the hallway is the large and contemporary kitchen/dining room. There is a range of low-level and wall kitchen units, up and under double oven, gas hob, integrated dishwasher, washing machine, and large fridge freezer. There is plenty of space for a dining table as well as a bay window with french doors leading to the garden.

The dual aspect living room is light and spacious with a feature fireplace and carpeted floors. This leads, via french doors, to the south easterly facing and heated conservatory.

Upstairs, off the large landing, are the three bedrooms and main bathroom. The main double bedroom is a generous size with the added benefit of integrated cupboards. The second bedroom is a double with views over the rear garden. The third bedroom is currently used as a home office and also benefits from an integrated cupboard.







The main family bathroom has a bath, separate shower, vanity unit, basin, and wc. There is also a heated towel rail and tiled floors.

Lodge Cottage is double-glazed throughout with oil-fired central heating. Located on a private road off the High Street in Cheveley, there is easy access to the local post office, shop, primary school, and numerous amenities of Newmarket.

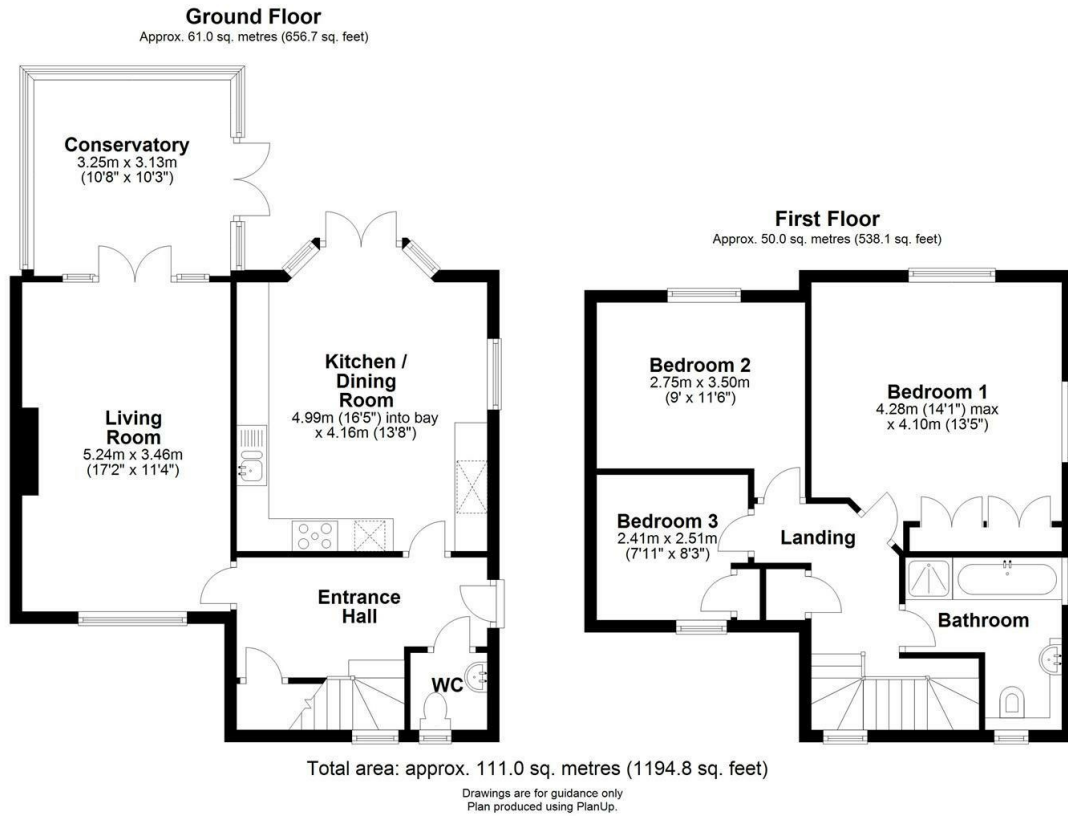
Council tax band: C EPC rating: D

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- Detached property
- Village location
- Off-road parking
- Private road



# Floor Plan



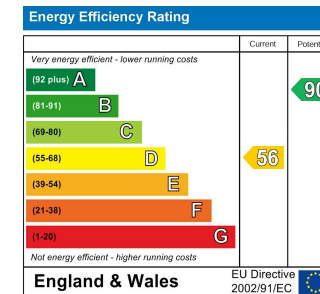
# Area Map



# Viewing

Please contact our Gray & Toyne - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph



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