



DAVID
BURR

Newton House
8 Brook Field, Cheveley



Newton House, 8 Brook Field, Cheveley CB8 9FX

The picturesque village of Cheveley is situated in the county of Cambridgeshire and lies approximately 3.5 miles from the historic racing town of Newmarket. The village is well served by a village store, post office, primary school, public house, recreation ground and church. The nearby town of Newmarket offers a more comprehensive range of facilities with many shops, restaurants, hotels and public houses.

A truly outstanding and idyllically positioned five-bedroom detached house boasting close to an impressive 3,700 sq.ft of accommodation in the thriving Cambridgeshire village of Cheveley. The property boasts an unapparelled quality of finish throughout having recently been built but still considerably improved by the current owners. The sizeable rooms comprise an entrance hall, three reception rooms, a large kitchen/breakfast room, utility room, five bedroom and five bathrooms. Externally boasting a large plot, sizeable gated driveway, car-port, garage and store with a south facing rear garden looking across paddocks.

An incredibly well-presented detached house in a stunning position in Cheveley with close to 3,700 sq.ft of accommodation.

ENTRANCE HALL Door to front aspect and understairs storage.

DRAWING ROOM With an inset wood burning stove, two windows to side aspect and a bay-window to front.

SITTING ROOM Window to side aspect, bay-window to front aspect and an inset wood burning stove.

KITCHEN / BREAKFAST ROOM An impressively stylish and high-spec kitchen with fitted units and drawers with granite worktops over and an inset double butler sink. Integrated appliances include a fridge-freezer, dishwasher and oven, with a freestanding Everhot. Tiled floor, ample seating at the island breakfast bar, windows to rear and side aspect with French doors leading to the rear garden terrace. Open to the:

DINING ROOM With a vaulted ceiling, bespoke fitted storage and bi-folding doors leading to the rear garden terrace.

UTILITY ROOM Fitted units with granite worktops, an inset butler sink and drainer and fully fitted water softener. Tiled floor, integrated appliances, windows to front and rear aspects and a door leading to the rear garden.

SHOWER ROOM Double sized shower cubicle, vanity sink unit, WC and window to rear aspect.

First Floor

LANDING A spacious area with an airing cupboard and window to front aspect.

MASTER BEDROOM Windows to rear and side aspects, air conditioning, fitted wardrobes and an **ENSUITE** which is extensively tiled with a freestanding bath, double sized shower cubicle, double vanity sink unit, WC, heated towel rail and Velux windows.

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BEDROOM 2 Fitted wardrobe, window to front aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, vanity sink unit, WC, heated towel rail and window to rear aspect.

BEDROOM 3 Windows to front and side aspects.

BATHROOM Extensively tiled with a vanity sink unit, bath, shower cubicle, WC, heated towel rail and window to side aspect.

Second Floor

LANDING Window to front aspect.

BEDROOM 4 Window to front aspect and fitted wardrobe.

BEDROOM 5 Windows to both front and rear aspects.

BATHROOM Extensively tiled with a shower cubicle, WC, vanity sink unit, heated towel rail and Velux window.

Outside

The property is positioned within a peaceful close tucked away off of the high street in Cheveley. Approached through timber gates that open to the large paved driveway that offers ample parking and access to the **SINGLE GARAGE, SINGLE CAR-PORT** fitted with Pod Point electric charger and attached **STORE**. The remaining front aspect is predominately lawned with recently planted trees and flower beds. The rear garden is also mainly lawned with a large paved terrace, recently planted trees and an enjoyable view across paddocks.

SERVICES Oil fired central heating. Mains water, drainage and electricity. Two solar arrays, one for hot water the other for electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND G.

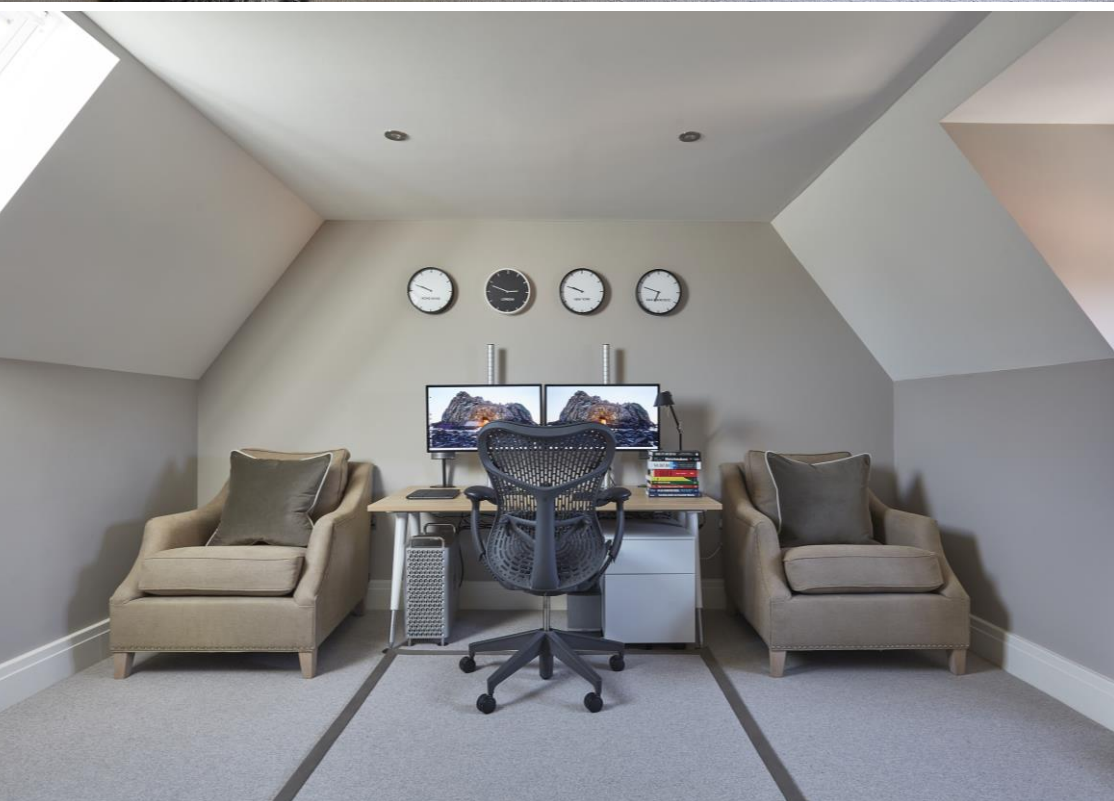
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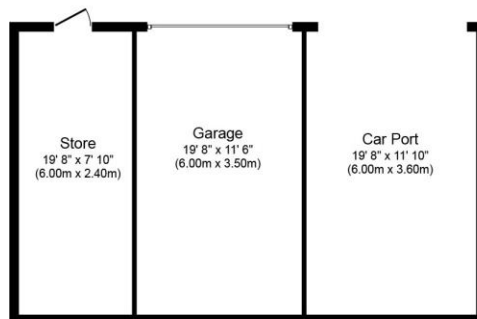
EPC B.

WHAT3WORDS narrow.desiring.bunny.

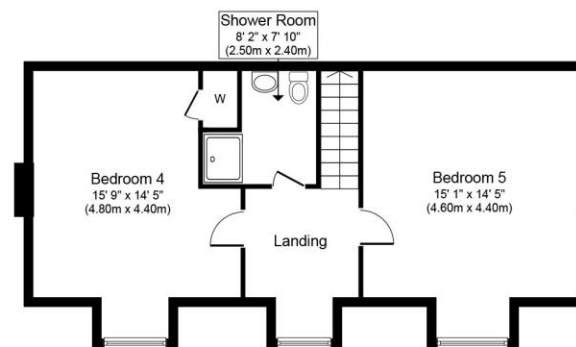
VIEWING by prior appointment only through David Burr estate agents.



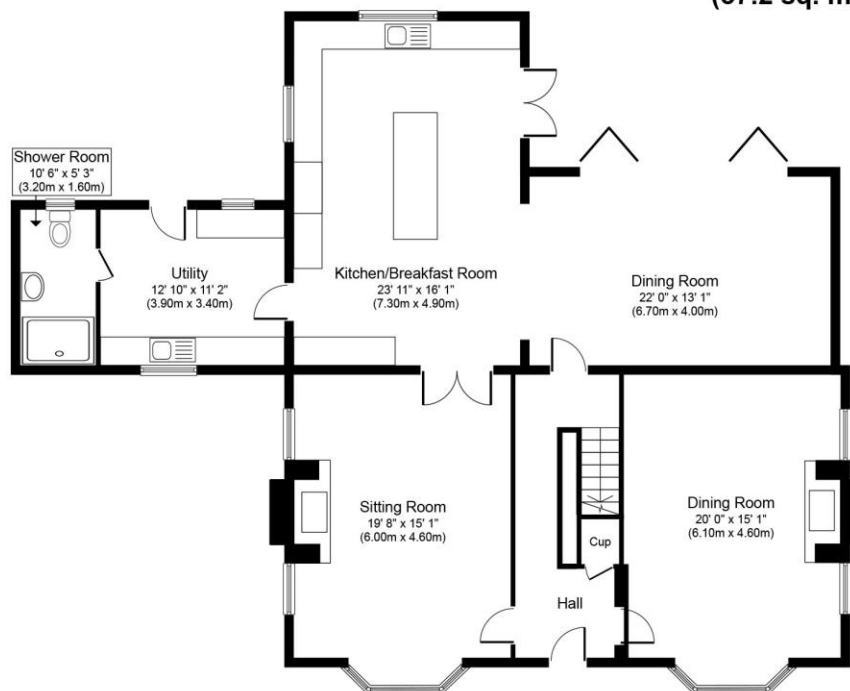




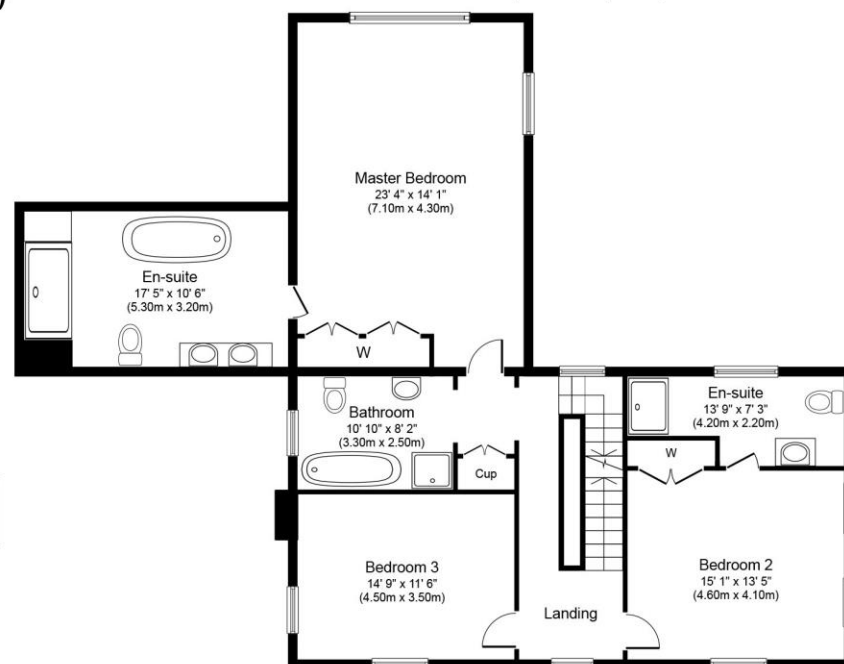
Outbuilding
Approximate Floor Area
401 sq. ft.
(37.2 sq. m.)



Second Floor
Approximate Floor Area
638 sq. ft.
(59.3 sq. m.)



Ground Floor
Approximate Floor Area
1,664 sq. ft.
(154.6 sq. m.)



First Floor
Approximate Floor Area
1,343 sq. ft.
(124.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



