



Malting End, Kirtling, CB8 9PE

CHEFFINS

Malting End

Kirtling,
CB8 9PE

 4
  3
  2

Guide Price £748,000

- Individual Detached House
- 4 Double Bedrooms - 2 Ensuites
- Large Living Area with Fireplace
- Stunning Open Plan Kitchen/Dining Area
- Outstanding Build Quality
- Attractive Landscaped Gardens
- Exceptional Uninterrupted Views

A truly exceptional recently constructed 4 bedroom detached character property occupying a delightful village location with Paddocks to the rear and with stunning views over Paddocks and open countryside to the front. Completed in 2020 the property is constructed to an exceptionally high standard with a wealth of character including a stunning large living area with a fireplace and multi-fuel stove, an impressive open tread oak staircase and a superb well equipped fitted kitchen and dining area with bi-folding doors to the rear. Additional features include 4 large double bedrooms with 2 ensuite and a family bathroom, a galleried landing and delightful landscaped gardens. Viewing Essential.





LOCATION

KIRTLING is a picturesque unspoilt village situated just 6 miles south of the famous horse racing town of Newmarket and 16 miles east of the University City of Cambridge. The village has an excellent public house/restaurant, 2 churches and a community hall.

SITTING ROOM

An exceptional room with an attractive fireplace with a multi-fuel stove with a 12kw burner raised on a plinth with travertine tiling with feature brickwork and oak bressumer beam, travertine tiled chimney breast, part tiled floor with under floor heating, recessed ceiling spotlights, part glazed entrance door and window to the front aspect. The room opens up into the kitchen dining/area with a stunning oak staircase leading to a galleried landing on the first floor.

STUDY

accessed of the sitting room with laminate flooring with under floor heating, window to the side aspect.

UTILITY ROOM

with a stainless steel sink unit and drainer with mixer tap, cupboard and drawer storage under, worktops, space and plumbing for washing machine, tiled flooring with under floor heating, integral door leading to the garage, window to the side aspect.

CLOAKROOM

with a concealed cistern low level WC, hand basin with mixer tap, wall tiled half height, tiled flooring with under floor heating, window to the side aspect.

KITCHEN/DINING ROOM

A truly stunning open plan space with a well equipped fitted kitchen comprising

granite worktops and tiled splashbacks, a double ceramic sink with a mixer tap and a range of fitted base and wall mounted cupboards, drawer units and display cabinets, space for a freestanding Rangemaster dual fired range (available by separate negotiation) with tiled splashbacks and extractor hood over, space and plumbing for an American style fridge/freezer and an integrated Bosch dishwasher, built-in wine/drinks cooler, a centre island with cupboard and drawer storage, integrated bin drawer, granite top with integral raised lighting, power points, provision with seating at the breakfast bar.

FIRST FLOOR

GALLERIED LANDING

BEDROOM 1

An exceptional large room with a range of built-in wardrobes, recessed ceiling spotlights, a pair of dormer windows to the front aspect.

ENSUITE SHOWER ROOM

with a tiled shower cubicle, hand basin with mixer tap and cupboard storage under, concealed cistern low level WC, tiled flooring with under floor heating, ladder style heated towel rail, extractor fan, velux window to the side aspect.

BEDROOM 2

with a range of fitted wardrobes, window to the rear aspect.

ENSUITE SHOWER ROOM

with a tiled shower cubicle, hand basin with mixer tap and cupboard storage under, concealed cistern low level WC, part tiled walls, tiled flooring with under floor heating, ladder style heated towel rail, extractor fan, velux window to the rear aspect.

BEDROOM 3

with fitted wardrobes, window to the rear aspect.

BEDROOM 4

with eaves storage cupboard, window to the front aspect.

FAMILY BATHROOM

A large feature corner bath with a mixer tap and shower attachment, a tiled shower cubicle, hand basin with mixer tap and cupboard storage under, concealed cistern low level WC, part tiled walls and tiled flooring with under floor heating, ladder style heated towel rail, extractor fan, recessed ceiling spotlights, Velux window to the side aspect.

OUTSIDE

The property occupies a delightful location on the edge of the village with views to the rear over paddocks and outstanding views to the front over paddocks and open countryside. A front driveway access leads to a private shingled driveway with a brick boundary wall with pillars and wood fencing, a 5

bar gate and a large shingled driveway leading to the front of the property.

To the right hand side is an integral GARAGE with up and over door to the front, light and power, window to the side aspect.


To the front of the property is an attractive oak framed porch based upon a lychgate with brick supports, quarry tiles and feature seating. Gated access to either side of the property leads to an attractive landscaped rear garden laid to lawn with a raised paved decking area with outside lighting, and a further paved area with an OUTSIDE KITCHEN with a pick tiled roof and oak frame, brick BBQ and cooking storage.

MATERIAL INFORMATION

- Tenure – Freehold
- Council tax band – F

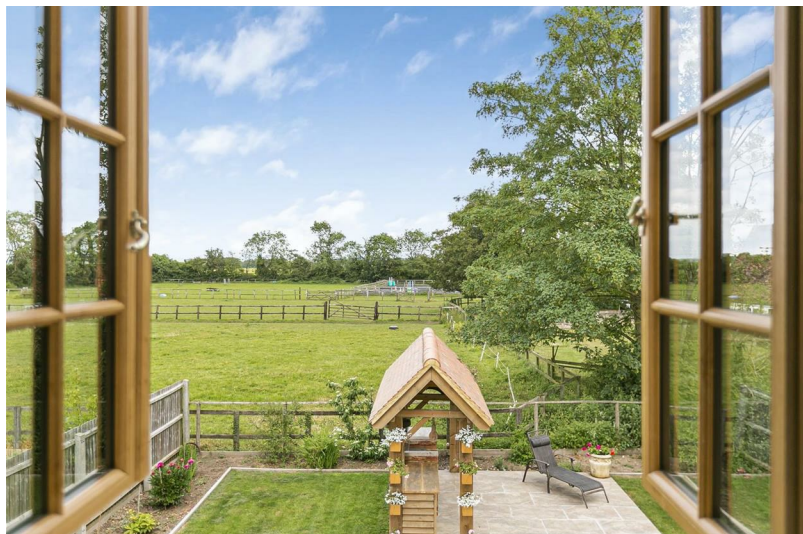




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



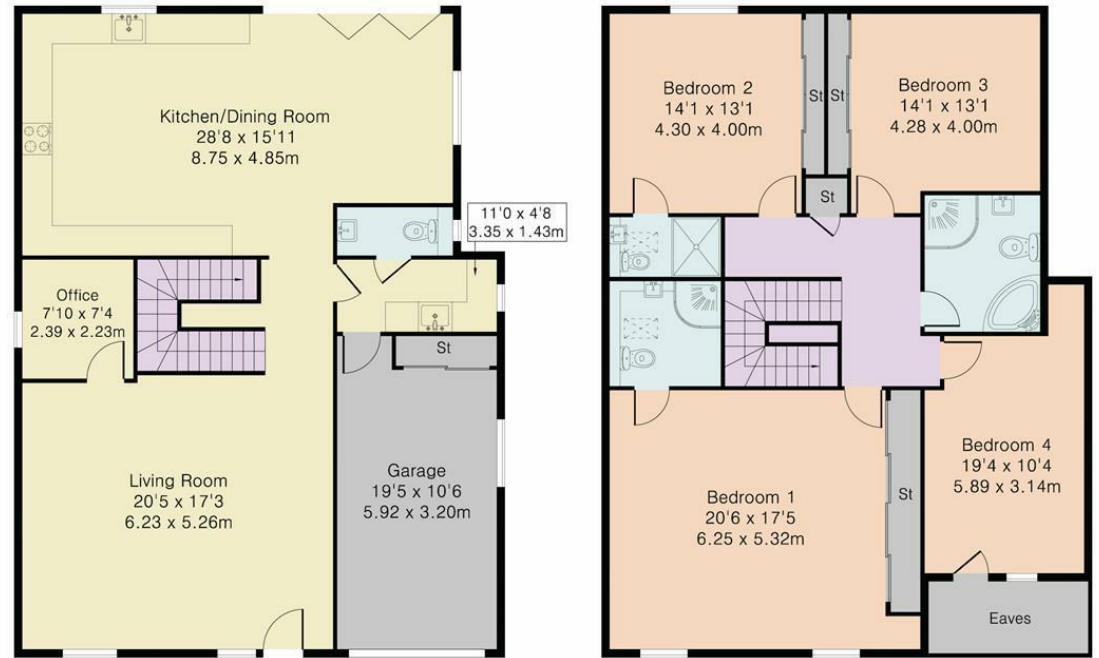
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 Local Authority - East Cambridgeshire







Approximate Gross Internal Area 2232 sq ft – 207 sq m
 Ground Floor Area 1033 sq ft – 96 sq m
 First Floor Area 1199 sq ft – 111 sq m
 Garage Area 217 sq ft – 20 sq m



Ground Floor

First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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