



High Street, Cheveley, CB8 9DG

CHEFFINS

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Cheveley,
CB8 9DG

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Offers In Excess Of £550,000

- Grade II Listed Cottage
- Exceptional Character & Period Features
- Two 1st Floor Bedrooms with Ensuite Bathrooms
- 2 Reception Areas
- Large Garden & Off-Road Parking
- CHAIN FREE

An exceptional Grade II listed 17th century cottage attractively situated in an elevated plot close to the church in a sought after Cambridgeshire village that's offered chain free. The cottage has undergone significant renovation and improvements and benefits from a wealth of character with exposed beams, brick and wood floors and fireplaces. The accommodation includes 2 large 1st floor bedrooms each with a dressing area and ensuite bathrooms, an attractive double aspect living room and a well equipped kitchen/dining room. Additional features include a ground floor shower room and study/bedroom 3 and a substantial garden to the rear.





LOCATION

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service in the village and a nearby train station in Newmarket. Cheveley benefits from a primary school, post office, public house, a general store, and a quaint church.

ENTRANCE HALL

with a part glazed entrance door, brick flooring, door leading to the stairs to the first floor.

STUDY/BEDROOM 3

12'8" x 10'5"

with a fireplace with cast iron grate and quarry tiled hearth.

REAR LOBBY

with a stable door leading to the garden.

SHOWER ROOM

with a tiled shower cubicle, pedestal hand basin, low level WC, ladder style heated towel rail.

PLANT ROOM

with a pressurised hot water cylinder.

KITCHEN/DINING ROOM

17'0" x 14'4"

with oak worktops, deep ceramic sink with mixer tap, fitted base and wall mounted units, under unit lighting, parquet wood block flooring, exposed beams, space for freestanding oven with copper splashback and extractor hood over, pair of French doors leading to the rear garden.

LIVING ROOM

16'4" x 9'11" (min)

with a fireplace with wood burning stove, door leading to the stairs to the first floor, under stairs storage cupboard, exposed beams, stable door leading to the garden.

FIRST FLOOR**BEDROOM 1**

16'10" x 9'11" (19'1" max)

A double aspect room with a fireplace with cast iron grate and surround, built-in cupboard.

STUDY/DRESSING AREA

9'3" x 5'7"

with a semi-vaulted ceiling.

ENSUITE BATHROOM

11'1" x 9'6"

with a freestanding claw floor bath with mixer tap and shower attachment, twin hand basins with mixer taps and cupboard and drawer storage under, low level WC, period wood flooring, exposed beams, fireplace with cast iron grate and surround, vaulted ceiling.

BEDROOM 2

16'10" x 10'6"

with a vaulted ceiling, exposed beams, stairs leading up from the ground floor.

ENSUITE BATHROOM

10'11" x 8'7"

with a bath with mixer tap and shower, pedestal hand basin, low level WC, period wood flooring, exposed beams, vaulted ceiling.

DRESSING ROOM

8'7" x 5'3"

with a semi-vaulted ceiling.

OUTSIDE

To the front of the property is an attractive cottage garden laid to lawn with established trees and shrubs with a flint wall to the front and a gate leading to an attractive stone pathway to the front entrance door. To the right hand side of the cottage is a further pedestrian gate and a pair of gates leading to a driveway providing off-road parking.

To the rear of the property is a large part walled attractive garden laid to lawn with a wealth of established trees and shrubs and a paved patio area.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Cottage

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 1,736

Parking - Driveway

Utilities / Services

Electric Supply, Water Supply and Sewerage - Mains

Heating sources - Electric Heating

Broadband Connected - Yes

Broadband Type - Standard (Up to 24 Mbps download speed) Superfast Fibre (52-80 Mbps download speed)

Mobile Signal/Coverage - EE, Three and Vodafone Limited

Flood risk - Surface Water (High Risk)

Restrictions - We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.

Listed - Grade 2 Listed

Conservation Area - Yes Cheveley

Planning Permission - Planning Permission was granted on 30th November 2022 for the construction of a new garage.

Building Safety - The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and the property is not at risk of collapse.

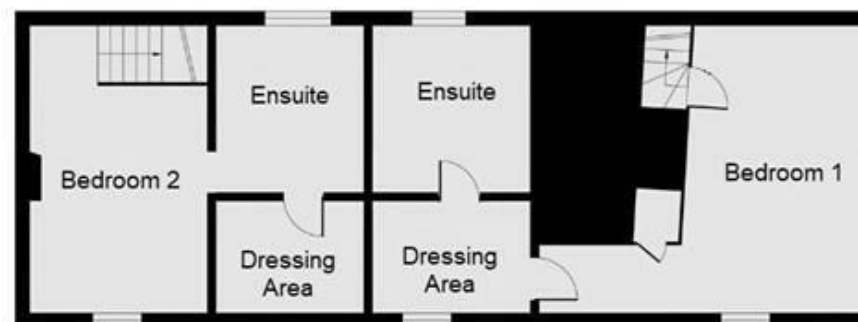
Accessibility / Adaptations - The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Please note the boundaries on the current title plan are being amended by HM Land Registry, for more information regarding this, please call the office.









FIRST FLOOR



GROUND FLOOR

Offers In Excess Of £550,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambridgeshire

137 High Street, Cheveley

Approximate Area = 1736 sq ft / 161 sq m

For identification only - Not to scale

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