



Bradley Road, Cowlinge, CB8 9HU

CHEFFINS

Bradley Road

Cowlinge,
CB8 9HU

- Individual Detached House
- Accommodation in Excess of 4,000 sq ft
- Potential for Updating/Development
- Delightful Established Gardens
- Ponds and Woodland
- Views Over Farmland
- 1.6 Acres (STS)

A truly exceptional individual detached house with accommodation in excess of 4,000 sq ft standing in beautiful gardens of approximately 1.6 acres and located in a delightful rural location on the outskirts of the village. The property offers scope for updating and development with accommodation arranged over three floors and a particular feature are the two nature ponds and wooded area with views over adjoining farmland.

4 2 4

Guide Price £900,000





LOCATION

COWLINGE is a delightful village situated approximately 9 miles South East from the historic racing town of Newmarket. This popular village offers a public house, church and there is a convenience store in nearby Stradishall. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, schools and restaurants.

ENTRANCE HALL

with a pair of glazed entrance doors, wood flooring, exposed beams, stairs leading to the first floor, built-in cupboard, pair of doors leading to the conservatory and a further pair of doors leading to the living room.

SHOWER ROOM

with a modern fitted shower room with a tiled shower area, hand basin with mixer tap and cupboard storage under, low level WC, recessed ceiling spotlights.

LIVING ROOM

with an open fireplace, parquet wood block flooring, exposed beams, attractive period windows, door leading to the outside.

KITCHEN/BREAKFAST ROOM

with a range of wood fitted base and wall cupboards, 1.5 bowl stainless steel sink and drainer with mixer tap, oil fired AGA heating the hot water system, stainless steel oven (currently not working) with stainless steel splashbacks and extractor hood over, tiled flooring, recessed ceiling spotlights, stairs leading down to the basement.

DINING ROOM

with engineered oak wood flooring, pair of doors leading to the conservatory.

CONSERVATORY

with a wood burner, tiled flooring, doors leading to the garden.

REAR LOBBY

with stairs leading to the first floor lounge/family room and stairs leading down to the basement.

BOOT ROOM

with a door leading to the integral garage and workshop.

FIRST FLOOR

LANDING

leading to;

BEDROOM 1

with built-in cupboards, walk-in wardrobe, access to the main bathroom.

BEDROOM 2

with built-in cupboard storage, hand basin.

BEDROOM 3

with built-in cupboard storage.

BEDROOM 4

FAMILY BATHROOM

accessed from the landing and bedroom 1 with a jacuzzi bath, pedestal hand basin, low level WC.

LOUNGE/FAMILY ROOM

approached from the stairs in rear lobby. An exceptional triple aspect room with a fireplace with wood burning stove, engineered oak wood flooring, built-in cupboard and a cupboard housing kitchenette with a stainless steel sink unit and drainer, double electric hob and fitted fridge below.

BASEMENT

with 2 staircases (one from rear lobby and one from kitchen).

GAMES ROOM

with tiled flooring.

BOILER ROOM

with an oil fired central heating boiler.

STORE ROOM

To the far end is a further store cupboard and store room.

SAUNA ROOM

with a built-in sauna and shower.

INTEGRAL GARAGE

with a large metal up and over door to the front, access to a;

WORKSHOP

with a pair of doors to the rear leading to the garden.

OUTSIDE

The property sits in delightful established gardens with a large shingled driveway with a gated access, a paved seating area.

To the side and rear are established gardens laid to lawn with a wealth of established trees and shrubs, ornamental fish pond and several paved patio areas.

To the right hand side of the property is a further garden with a wilderness area and providing access to a truly stunning purpose built pond with a centre island and onto an attractive wooded area with a further pond.

MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - G

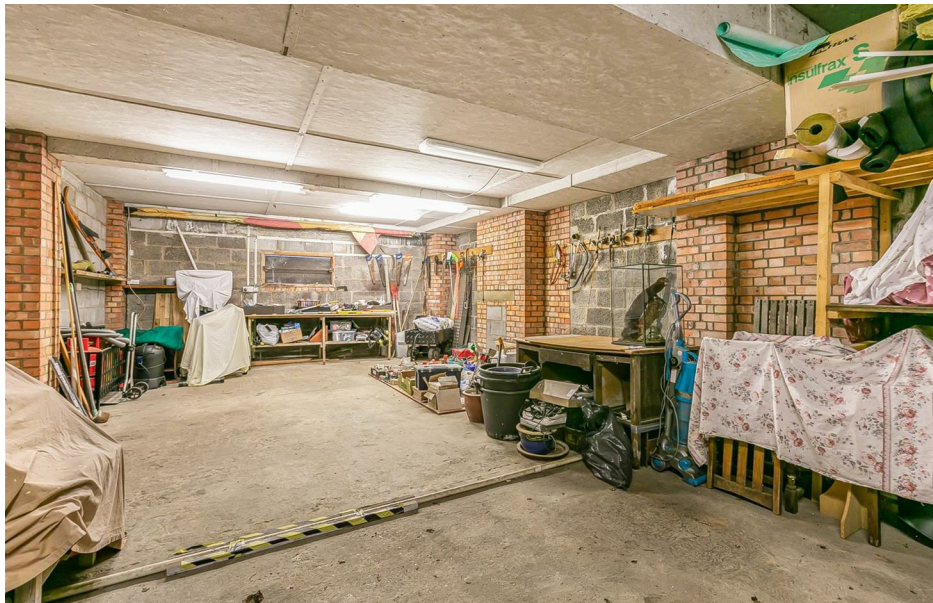
Please note the property has a septic tank and is not connected to mains drainage.















Energy Efficiency Rating

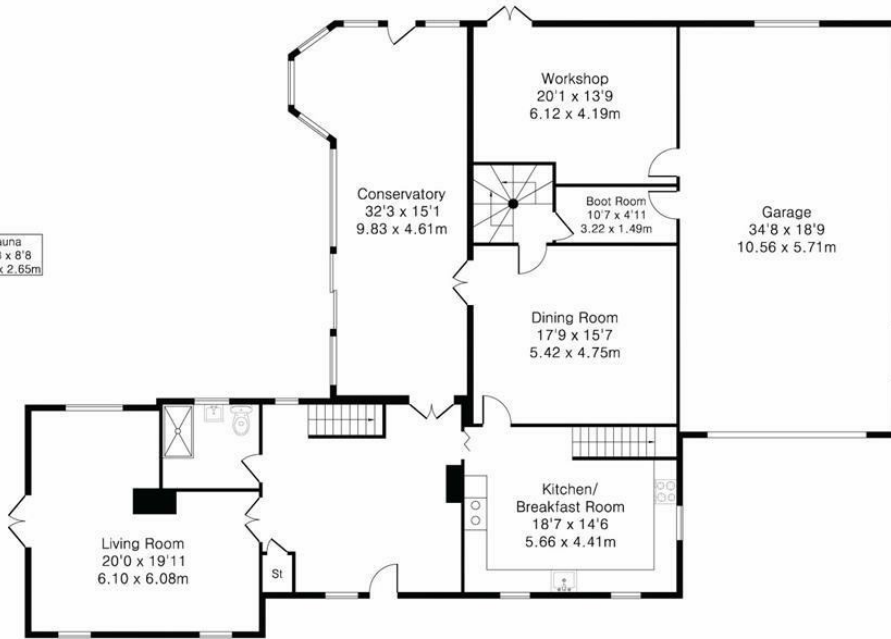
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 Local Authority - West Suffolk

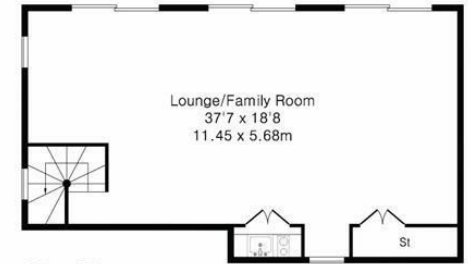
Approximate Gross Internal Area 4145 sq ft – 386 sq m
 Basement Area 621 sq ft – 58 sq m
 Ground Floor Area 1999 sq ft – 186 sq m
 First Floor Area 1525 sq ft – 142 sq m
 Garage Area 664 sq ft – 62 sq m



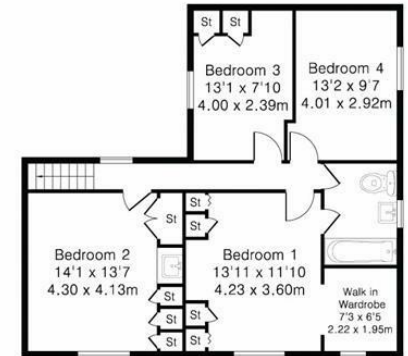
Basement



Ground Floor



First 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.