



Meddler Garden, Kentford, CB8 7RE



Meddler Garden

Kentford,
CB8 7RE

- Individual Character Detached House
- 5 Bedrooms – 1 Ensuite
- 4 Reception Rooms
- Excellent Presentation
- Exceptional Character
- Delightful Established Gardens

An exceptional individual 5 bedroom detached mock Georgian home with delightful established gardens and standing in an elevated position in a sought after village location. The property is superbly presented throughout and benefits from well proportioned accommodation including a generous entrance hall, 4 reception rooms and a well equipped fitted kitchen. Additional features include 5 bedrooms with 1 ensuite, a large private driveway and a double garage. A rare opportunity to purchase a substantial character home with outstanding gardens.

5 2 4





LOCATION

KENTFORD and neighbouring Kennett are ideally placed 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. London is within easy access via the A11 and M11. Local amenities include a primary school, Post Office and general store, 2 public houses/restaurants and railway station providing access to Cambridge, Ipswich, Norwich and London.

ENTRANCE HALL

A superb room with stairs leading to the first floor, entrance door with side windows to the front aspect, under stairs storage cupboard.

CLOAKROOM

with concealed cistern low level WC, hand basin, tiled flooring.

LIVING ROOM

A triple aspect room with a fireplace with ornate surround, marble hearth and wood burning stove.

DINING ROOM

with a fireplace with stone hearth and surround, electric fire.

STUDY

with fitted bookshelves and cupboard and drawer storage.

KITCHEN

with a range of modern fitted units with granite worktops and upstands, wood flooring, integrated eye level oven and combination oven, 5 ring induction hob with extractor hood over, integrated fridge, freezer and dishwasher, Amtico wood effect flooring, archway opening with steps leading down to;

SNUG

with Amtico wood effect flooring.

UTILITY ROOM

with 2 bowl sink and drainer, fitted base and wall mounted cupboards, Camray oil fired central heating boiler, Amtico wood effect flooring, glazed door leading to the rear garden, integral door leading to the double garage.

FIRST FLOOR

LANDING

with airing cupboard housing hot water cylinder.

PRIMARY BEDROOM

with fitted wardrobes, cupboard storage and bedside drawer units, built-in dressing table with drawers and shelving.

ENSUITE BATHROOM/SHOWER ROOM

with a bath, shower cubicle, hand basin with cupboards and drawer storage under, low level WC, 2 wall mounted mirrors.

BEDROOM 2

with built-in wardrobes.

BEDROOM 3

BEDROOM 4

with built-in wardrobes.

BEDROOM 5

FAMILY BATHROOM

with a bath, walk-in tiled shower cubicle, concealed cistern low level WC, hand basin, tiled walls and flooring, wall mounted mirror.

OUTSIDE

The property is attractively situated set well back from the road with a large shingled driveway, a front garden area laid to lawn with established shrubs, trees and mature hedge, a flowering cherry tree, attractive shrub borders with elevated stone steps leading to the front entrance door.

To the side and rear of the property are attractive gardens well maintained and laid to lawn with established trees and shrubs, paved patio areas, water feature, timber pergola, seating area, opening onto a delightful wildlife garden with a wealth of wild flowers, established trees and shrubs.

To the right hand side of the property is a;

DOUBLE GARAGE

with 2 metal up and over doors to the front, light and power.

SALES AGENTS NOTES

Tenure - Freehold
Council Tax Band - F
Property Type - Detached House
Property Construction - Brick and tiled roof
Number & Types of Room - Please refer to the floorplan
Square Footage - 2,460
Parking - Garage & Driveway

Utilities / Services

Electric Supply - Mains
Water Supply - Mains
Sewerage - Septic Tank
Heating sources - Oil fired Boiler and radiators, wood burner in the living room and an electric fire in the dining room.
Broadband Connected - Yes
Broadband Type - Fibre to the Property
Mobile Signal/Coverage - Indoor and Outdoor Good

Rights of Way - A section of the driveway leading to neighbouring Kentford House to the east of the property is owned by Abington House and vehicular access is required at all times for the benefit of this property. The septic tank for Kentford House is located in the far south east corner of the rear garden and permission is given by the owners of Abington House to allow access to empty the tank.



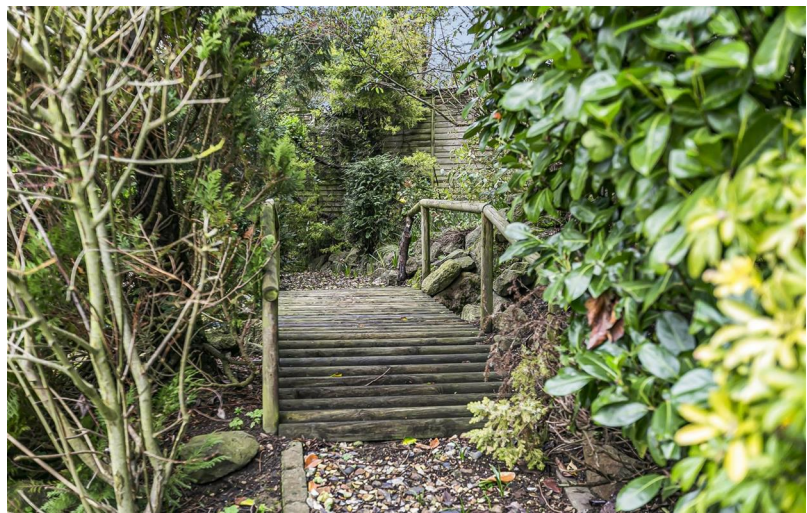








Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

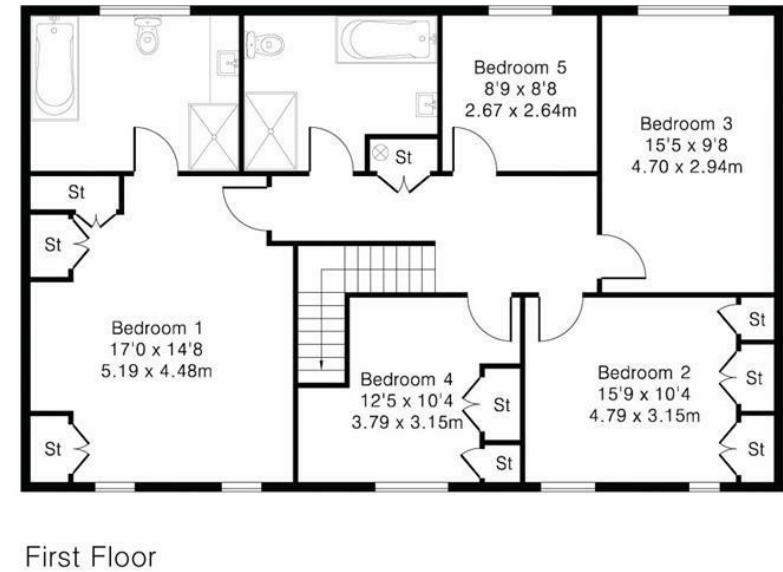
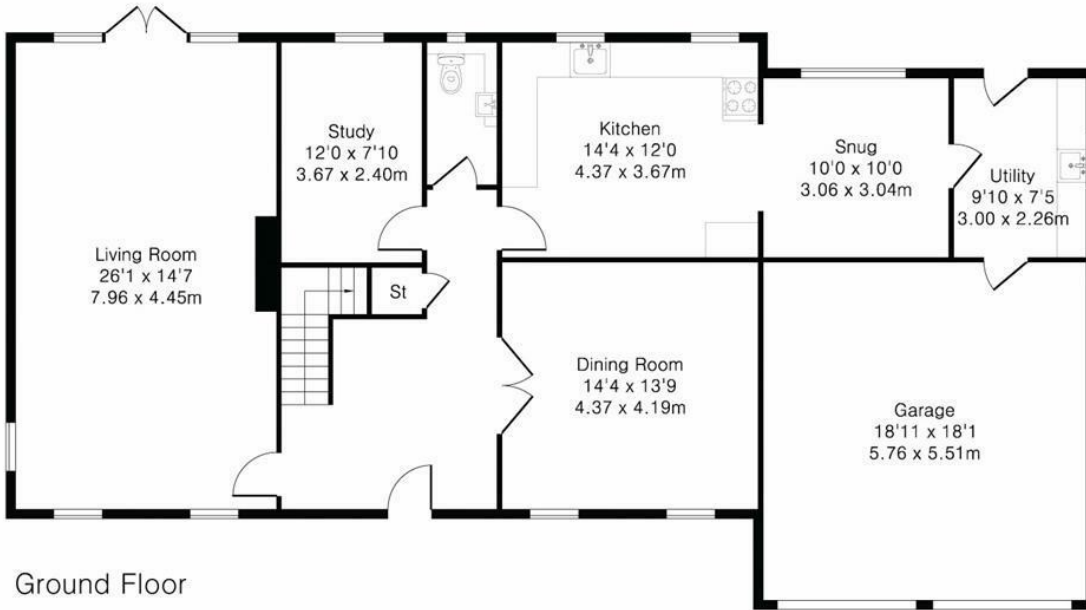


Guide Price £850,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - West Suffolk





Approximate Gross Internal Area 2355 sq ft – 219 sq m
 Ground Floor Area 1269 sq ft – 118 sq m
 First Floor Area 1086 sq ft – 101 sq m
 Garage Area 342 sq ft – 32 sq m



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.



Black Bear Court High Street, Newmarket, CB8 9AF
01638 663228 | newmarket@cheffins.co.uk | cheffins.co.uk



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.