



Cheveley Park, Cheveley, Cambridgeshire, CB8 9DE

**CHEFFINS**

## Cheveley Park

Cheveley, Cambridgeshire,  
CB8 9DE

- BACK ON MARKET
- Character period cottage
- 3 bedrooms (1 ground floor)
- Bathroom and ensuite
- Exceptional character
- Attractive cottage gardens

A delightful 19th century cottage with a wealth of period character and features including fireplaces, original wood and quarry tiled floors plus leaded windows. The accommodation includes a charming double aspect sitting room and separate dining room, a garden room and 2 bedrooms with one ensuite bathroom on the first floor. Additional features include a further ground floor bedroom/study and bathroom, established cottage gardens and off-road parking.

3 2 3



Offers In Excess Of £375,000



## LOCATION

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service, a primary school, post office/general store and excellent public house with restaurant.

## DINING ROOM

a double aspect room with a front entrance door, character wood flooring, open fireplace (currently boarded off), 2 radiators, windows to the side and rear aspects.

## INNER HALLWAY

with stairs leading to the first floor, quarry tiled flooring, under stair storage cupboard, radiator, door leading to the garden room.

## KITCHEN/BREAKFAST ROOM

with a range of fitted base and wall mounted cupboards, worktops, integrated eye level double oven and grill, 4 ring ceramic hob, space and plumbing for washing machine and dishwasher, space for fridge and freezer, quarry tiled flooring, Grant oil fired central heating boiler, recessed ceiling spotlights, radiator, window to the rear aspect, door leading to the rear garden.

## SITTING ROOM

with a fireplace with a French cast iron stove, built-in cupboard with shelving, 2 radiators, window to the side aspect and an attractive bay window to the front overlooking the garden.

## GARDEN ROOM

accessed from the inner hallway and the sitting room.

## BEDROOM 3/STUDY

(currently used as a study) with built-in wardrobes, 2 radiators, 2 windows to the rear aspect.

## BATHROOM

with a bath with mixer tap and shower

attachment, pedestal hand basin, low level WC, part tiled walls, radiator, window into the Garden Room.

## FIRST FLOOR

### LANDING

with a window to the front aspect.

### BEDROOM 1

with sloping ceilings, built-in cupboard storage, radiator, window to the rear aspect.

### ENSUITE BATHROOM

with a freestanding roll top bath with a mixer tap and shower attachment, pedestal hand basin, low level WC, fireplace with a cast iron grate and surround, built-in cupboard, radiator, wood flooring, window to the side aspect.

### BEDROOM 2

with a window to the rear aspect, radiator.

## OUTSIDE

The property is attractively situated in Cheveley Park which adjoins the famous Cheveley Park Stud, the largest stud farm in the area, and is located a short distance from the village of Cheveley.

To the front of the property is an attractive cottage garden with a low brick wall with wrought iron railings and entrance gate, outside light, shingled area and established shrub and flower borders.

To the rear of the property, is a further courtyard garden with a brick perimeter wall and a pedestrian wrought iron gate, a raised

wood decking area for outside entertaining, timber pergola with attractive climbing plants and a pair of wrought iron gates enclosing a paved parking area, an outside light, shed and oil tank.

## Sales Agents Notes

Tenure – Freehold

Council Tax Band – D

Property Type – Cottage

Property Construction – Red brick with tiled roof

Number & Types of Room – Please refer to the floorplan

Square Footage – 1194.79

Parking – 1 space rear of property. Plus additional parking in the shared driveway area.

### Utilities / Services

Electric Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating sources – Oil fired boiler and radiators. Wood burner in lounge.

Broadband Connected – Yes

Broadband Type – Fibre to the property


Mobile Signal/Coverage – Likely with all providers.

Voluntary ad-hoc contributions to the maintenance of the private un-adopted driveway shared with other residents.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		26	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Local Authority - East Cambridgeshire





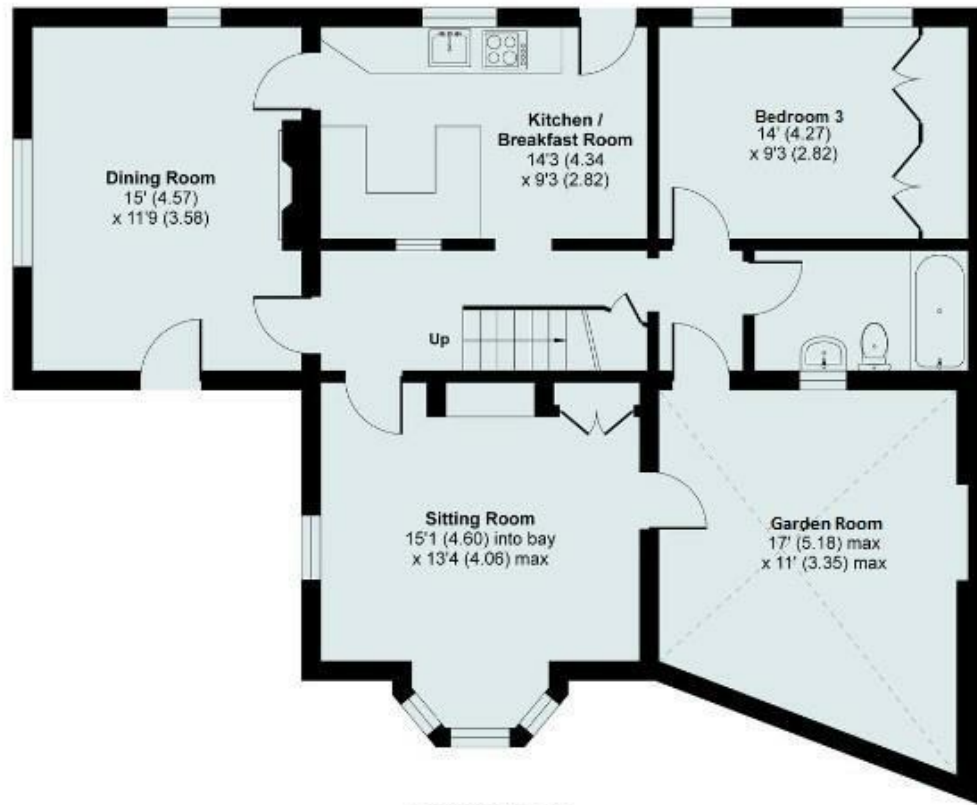
## Lestyle Lodge, Cheveley

Approximate Area = 1273 sq ft / 118 sq m  
 Including Limited Use Area(s) = 160 sq ft / 15 sq m  
 Total = 1433 sq ft / 133 sq m

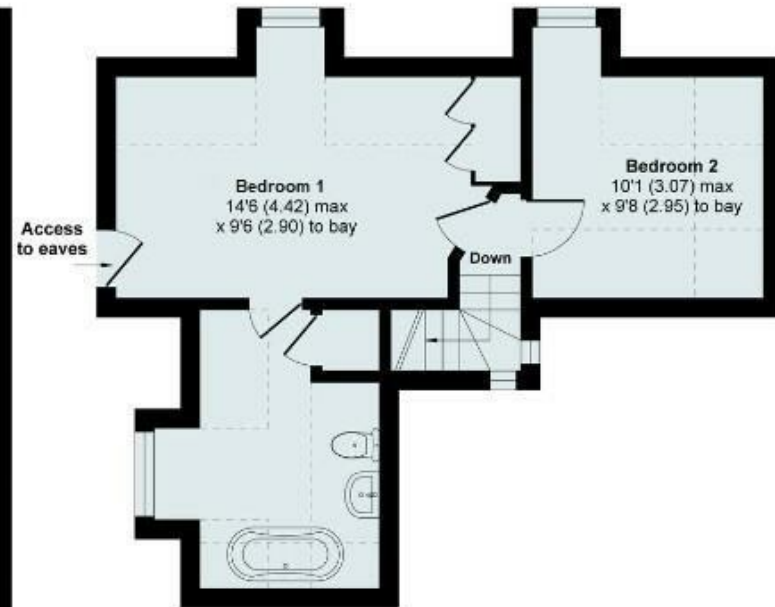
For identification only - Not to scale



Denotes restricted head height



**GROUND FLOOR**



**FIRST FLOOR**



Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://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.