



Stubbins Lane, Gazeley, CB8 8RL

CHEFFINS

Stubbins Lane

Gazeley,
CB8 8RL

- Detached 18th Century Thatched Cottage
- Wealth Of Period Character
- 3 Reception Areas, 3/4 Bedrooms
- 2 Bathroom/Shower Rooms
- Studio/Office
- Double Car Port

A delightful Grade II listed 18th century detached thatched cottage situated close to the heart of the village, approached via a shingled driveway and standing within attractive established secluded gardens. The impressive accommodation retains a wealth of period features with inglenook fireplaces with wood burning stoves, exposed original beams throughout and a hipped thatch roof. Additional benefits include a self contained office/studio and a detached double car port with permission for use as a garage.

4 2 3

Guide Price £610,000





LOCATION

GAZELEY is a popular village within easy reach of Newmarket (5 miles) and the nearby A14, providing good access to Cambridge, London & Bury St. Edmunds.

ENTRANCE HALL

with a hardwood entrance door and quarry tiled flooring.

SITTING ROOM

15'3" (max) x 13'1"

with an Inglenook fireplace with brick hearth and bressumer beam, wood burning stove, dog grate and smoke hood, exposed wall and ceiling timbers, opening to:

STUDY AREA

10'3" x 7'10"

with exposed wall and ceiling timbers, under stairs storage cupboard, door with stairs leading to first floor.

DINING ROOM

14'4" x 12'7"

with fireplace recess with wood burning stove, brick hearth and timber mantle, recess with built in cupboard storage and shelving, further built in storage cupboard, quarry tiled flooring, exposed wall and ceiling timbers, opening leading to:

KITCHEN

10'2" x 9'0"

with a modern fitted kitchen comprising a deep ceramic sink inset to granite worktops and cupboard storage under, further range of fitted hardwood wall and base units, granite upstands, quarry tiled floor, integrated extractor hood, electric cooker and dishwasher, exposed wall and ceiling timbers, under stairs storage cupboard, door with stairs leading to first floor.

UTILITY ROOM

8'11" x 4'11"

with space and plumbing for washing machine and tumble dryer, oil fired central

heating combi boiler, quarry tiled flooring, door leading to outside.

SHOWER ROOM

with a tiled shower cubicle, low level WC, corner hand basin, tiled flooring and part tiled walls, ladder style heated towel rail.

BATHROOM

with a panelled bath with mixer tap and shower attachment over, pedestal hand basin, low level WC, quarry tiled flooring, tiled splash backs.

FIRST FLOOR

BEDROOM 1

13'8" x 13'3"

with access via bedrooms 4 and 2, built in wardrobe, exposed timbers, brick chimney breast, access to roof space.

BEDROOM 4

12'11" x 10'5"

with oak wood flooring, exposed wall and ceiling timbers.

BEDROOM 2

12'9" x 11'8"

with access via bedrooms 1 and 3, with solid oak wood flooring.

BEDROOM 3

12'9" x 10'5"

with solid wood flooring, stairs leading from ground floor, access to roof space.

OUTSIDE

The property is approached via a gated entrance leading to a shingle driveway with parking and turning space.

Attractive gardens surround the property which is largely private and laid to lawn with established trees and shrub and flower borders, a mature hedge

boundary, shingled pathways, a timber shed (4.70m x 2.41m) and brick storage sheds.

STUDIO/OFFICE

12'8" x 8'3"

A triple aspect room with light and power, loft area with light and ladder, a stable door to front, separate immersion heater supplying hot/cold water.

DOUBLE CARPORT

with permission for adding doors to the front to create a garage.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - F

Property Type - Detached Cottage

Property Construction - Timber frame with block wall extension, wattle and daub. Thatched roof.

Number & Types of Room - Please refer to the floorplan

Parking - Double Carport & Driveway

Utilities / Services

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil central heating and wood burners.

Broadband Connected - Yes

Broadband Type - Fibre to the property

Mobile Signal/Coverage - OK with EE and O2

Listed - Grade 2







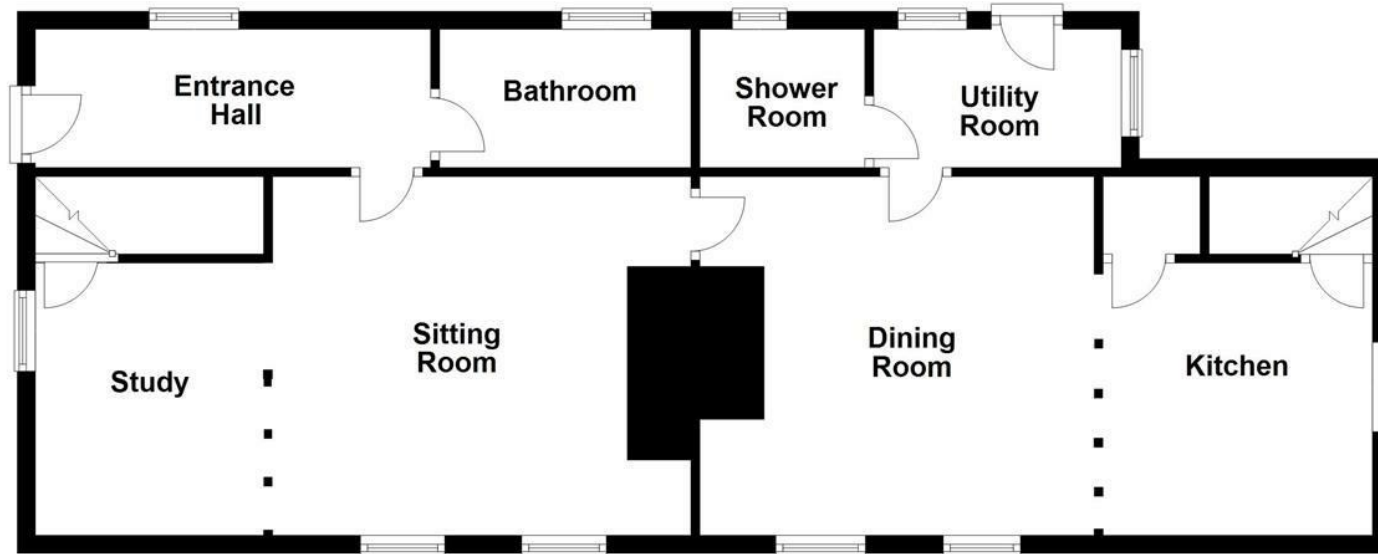




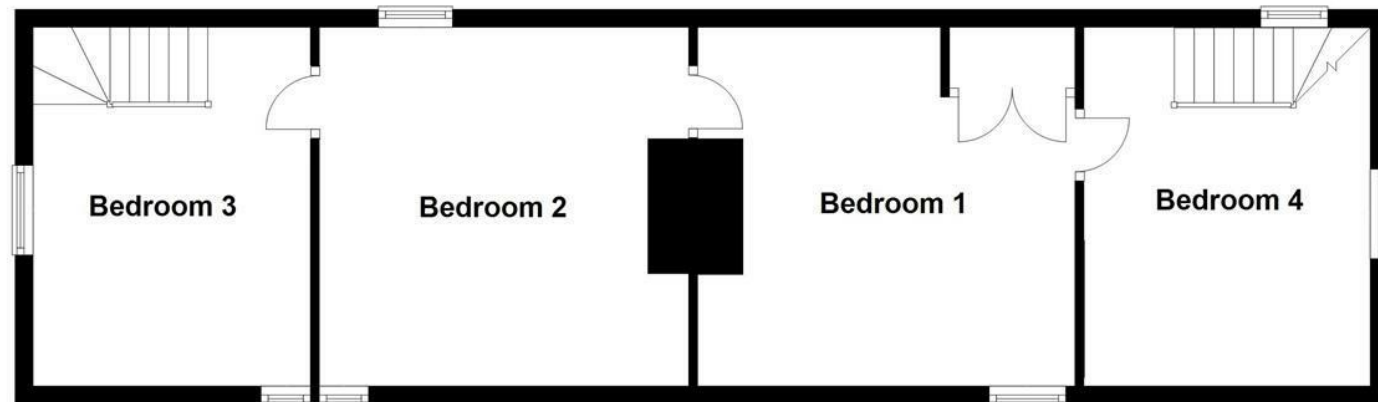




Ground Floor



First Floor



Guide Price £610,000
Tenure - Freehold
Council Tax Band - F
Local Authority - West Suffolk



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